PRESERVATION SHORE TO SHORE

Planning to Preserve

Michigan's State Historic Preservation Plan 2001-2006

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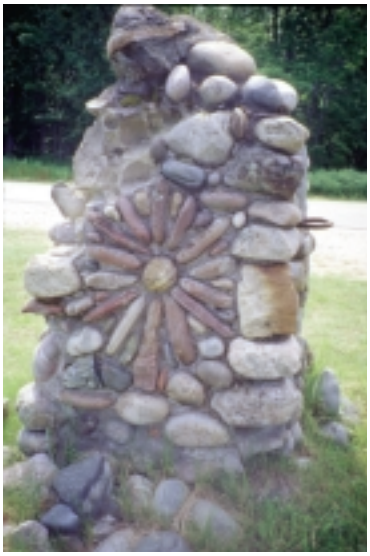

Gate post, Iroquois Point Lighthouse, Bay Mills

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with assistance from Chezarae Rose

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Quotes used in the plan were taken from responses to the professional and public survey conducted by the State Historic Preservation Office and the Department of State's Office of Policy and Planning in 1999.

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EXECUTIVE SUMMARY

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Michigan's State Historic Preservation Plan 2001-2006

Preservation of core cities, rural communities and historic neighborhoods will allow Michigan to preserve farmland and strengthen tourism and agriculture-related industries that add over $45 billion dollars annually to the state's economy. Key components in the state's economic development plan include diversification of the state's economy to attract high tech industries and the creation of vibrant, livable communities that appeal to the young, educated workers associated with these industries. Michigan should carefully assess its current land use policies and adopt strategies that slow sprawl and promote the development of viable communities in existing urban cores.

Historic preservation offers planning and development tools that promote the stabilization of neighborhoods, the revitalization of downtowns, and the reuse of existing resources and infrastructure. It can help create the type of livable communities Michigan seeks. To develop truly effective programs for the twenty-first century, the historic preservation effort in Michigan will need additional legislative and economic support. Our goal should be to make historic preservation an integrated part of land use planning efforts across the state. To this end, the following tasks and objectives were identified as high priorities for the preservation of Michigan's historic resources during the next five years:

- Promote the use of federal and state preservation tax incentives in local communities. Michigan's state preservation tax credit, adopted in 1999, generated over $17.4 million in approved investments to historic properties in its first year.
- Increase the funding available for preservation activities in Michigan at the state and local levels.
- Advocate for the development of strong partnerships between organizations and agencies involved in land use planning, urban and economic redevelopment, and historic preservation to encourage reinvestment in downtowns and urban cores and discourage sprawl development.
- Develop a statewide building code that takes into account the special needs of historic resources and encourages investment in their reuse.
- Coordinate state funded development projects with the goal to preserve Michigan's historic resources. Develop cooperative relationships with state and local agencies funding such projects to ensure that Michigan's historic resources are considered in project planning and implementation. Establish a state system for the historic review of state funded projects similar to that required for federal undertakings under Section 106 of the National Historic Preservation Act of 1966, as amended.
- Increase efforts to document and identify historic resources and make historic resource data available through an internet-accessible Geographic Information System (GIS) so that historic resources are integrated into the planning process.
- Develop statewide historic contexts —the body of information gathered about historic resources based on significant trends, people, and time periods— for Michigan's significant historic themes. Statewide contexts will facilitate designations to the National Register of Historic Places and the adoption of local historic districts, increase the use of federal and state tax credits, and encour-

age heritage tourism initiatives and regional planning efforts.

- Implement a statewide Main Street program to encourage the revitalization of existing downtowns.
- Promote historic preservation to targeted audiences such as legislators, municipal officials, realtors, developers and other groups in a manner that will meet their needs.
- Undertake a public relations campaign to promote a greater understanding and appreciation of historic preservation in Michigan.
- Lay a foundation for the future by creating K-12 programs that teach children the importance of preserving their heritage, relate the state's history to its existing historic resources, and introduce students to the principles of historic preservation.

METHODOLOGY

Purpose of the Plan

Michigan's State Historic Preservation Office (SHPO), under a directive of the National Park Service (NPS), develops a statewide historic preservation plan every five years. The purpose of the state's historic preservation plan is to guide individual organizations so that all strive toward the same outcomes in the preservation of Michigan's historic resources. How the goals are met depends on the work of each agency, organization, community, or individual utilizing the plan. We encourage each reader to envision how they or their organization can best participate in implementing a cohesive preservation program for Michigan.

Methodology

Preservation planning is an ongoing activity. SHPO staff members continuously identify the critical issues that affect Michigan's historic resources through discussions with the Michigan Historic Preservation Network, Michigan's statewide non-profit organization; governmental agencies; preservationists; professionals and the general public at meetings, conferences and workshops.

During the fall of 1999, the SHPO conducted written public opinion surveys involving both the general public and preservation professionals. The Michigan Department of State's Bureau of Resource Management Systems, Office of Policy and Planning (OPP), assisted in the survey design and data collection. The purpose of the survey was to identify the critical issues that threaten and benefit Michigan's historic resources, to assess the continued relevance of the goals and objectives established during the last planning cycle, to identify new goals, and to determine what tasks should be undertaken over the next five years to further historic preservation efforts in Michigan. Standardized multiple choice questions and open-ended questions allowed respondents to identify new goals, threats, benefits and tasks. A total of 2,105 surveys were distributed. Of these, 1,490 were mailed to professionals involved in historic preservation issues on a regular basis; 405 professional surveys (27 percent) were returned. Of 615 surveys mailed to members of the general public who had demonstrated an interest in history, 190 (31 percent) were returned. A copy of the survey questionnaire is on file in the SHPO office.

In September 2000 approximately fifty preservation professionals and advocates participated in a planning workshop. The meeting was held on the campus of Eastern Michigan University in Ypsilanti and was facilitated by John Beck, associate professor of labor and industrial relations at Michigan State University and an Automobile National Heritage Area board member. The workshop participants developed a mission statement, refined the goals from the last planning cycle, conceived two new goals, and identified new objectives. They then prioritized the goals and objectives. SHPO staff later compiled the comments obtained from the open-ended questions of the written surveys and organized them as objectives and tasks under the appropriate goals.

Data collected by the SHPO and the Office of the State Archaeologist served as the basis for information about Michigan's historic resources. Information about relevant social trends was taken from reports prepared by other organizations and agencies, including economic reports, planning studies, government task force reports, newspapers and organizational newsletters.

A representative group of approximately 250 individuals was chosen from the written questionnaire mailing lists to review a preliminary draft of the plan. The final draft of Michigan's state historic preservation plan was reviewed and approved by the National Park Service.

Implementation

The plan will be widely distributed at the federal, state and local levels. A wide range of individuals, agencies and organizations will use the plan as they initiate historic resource identification projects, develop education programs, establish economic development initiatives, and create historic preservation plans.

The SHPO will use the plan to prioritize programs supported with federal Historic Preservation Fund (HPF) monies. The goals, objectives and tasks of the SHPO's annual work plan will be taken directly from the goals and objectives identified in the plan. The plan will also help establish the selection criteria used by the SHPO in awarding HPF matching grants to Certified Local Governments. Progress toward the plan's goals will be monitored through annual assessments by the SHPO and through public forums and questionnaires.

The Planning Cycle

The 2001 preservation plan will guide historic preservation efforts in Michigan until a new plan is completed in 2006. SHPO staff will continue to collect information and public comment on preservation issues throughout the five-year period. All of Michigan's citizens are encouraged to participate in developing the plan. Please visit our website at www.michiganhistory.org or contact us at the Michigan Historical Center, 717 W. Allegan, P.O. Box 30740, Lansing, Michigan 48909-8240 with your comments on the plan or ideas for preserving Michigan's historic resources.

INTRODUCTION

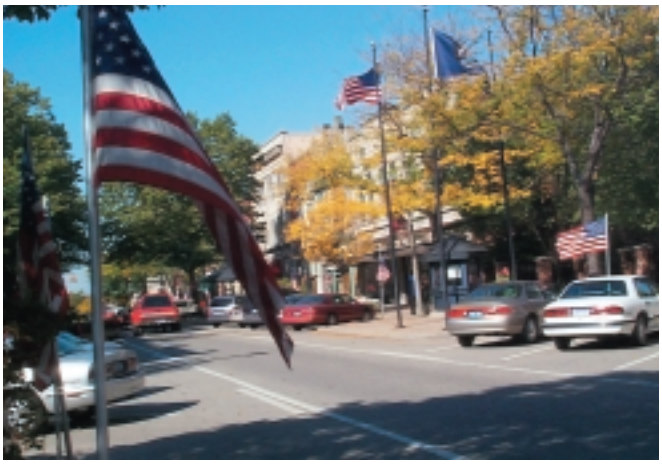
When it comes to historic resources, our nation often acts like a throwaway society. Rather than adapt a building designed to last centuries to a new use, it is torn down and replaced with a structure that is only expected to last thirty years. Instead of utilizing and refurbishing the existing infrastructure in our city cores, millions of dollars are spent to build expensive new systems on undeveloped land at their edges. The adoption of "innovative" New Urbanism design is encouraged in new construction, yet adequate financial incentives are not provided for the revitalization of historic downtowns, whose design New Urbanism mimics. New construction is allowed to eat up valued open space and farmland while well-designed buildings, which could never be constructed today due to the high cost of labor and materials, are crushed and dumped into overburdened landfills. This pattern of waste should not continue; our resources are too limited.

Our behavior toward our built environment parallels our treatment of the natural environment during the 1970s. Then we were blind to environmental conditions until rivers choked with petroleum waste caught fire, towns were evacuated as people became ill from pollutants, and entire species disappeared due to negligence and mismanagement of our natural resources. Our nation began to stop its environmental destruction when concerned citizens organized in a strong grassroots effort to protect the natural environment and encouraged legislators to implement policies and programs that enabled nature to renew itself. Today, most citizens feel personally responsible for the country's natural resources. We recycle, protect the cleanliness of our watersheds and rivers, and demand that our air quality meets high standards. In this new century, it is time to apply the lessons learned from the environmental movement to our built environment. We must preserve and protect our heritage before it vanishes.

It is especially important that Michigan realize the significance of protecting its built environment through the reuse and preservation of historic resources. Two of the state's top five industries, agriculture and tourism, are strongly affected by land use practices. Michigan's agricultural industry brings $37 billion annually to the state. By sacrificing prime farmland to strip malls and housing developments we threaten that resource. Tourism brings an estimated $11 billion a year to the state's economy. One of the primary reasons people visit Michigan is to enjoy outdoor recreation. On their way to the state's beaches, campgrounds, golf courses,

Strip malls waste land and are uninviting…

ski hills, snowmobile trails and fishing camps they expect to pass farms and villages that reflect the unique character of our state and the people who created it. Preserving our historic resources is even more important to the fastest growing segment of the tourism market—cultural tourism. A 1998 survey by Partners in Tourism states that, nationwide, "visiting a historic site such as a historic community or building was the most popular cultural activity among travelers." Sixty-one percent of the 92.4 million travelers who included a cultural activity in their travel plans added an extra day to their trip to do so. Heritage tourists are typically older, better educated and have more money to spend than the average tourist. The heritage tourist spends an average of $688 per trip compared to $425 for other travelers.



…while restored downtowns attract shoppers and tourists.

A historic commercial and/or residential district can serve as a tourist destination or complement other attractions that exist in an area. The treatment of the historic resources in Michigan's rural and urban communities is key to the visual impact they will have on tourists and consequently on Michigan's continued status as a leading vacation destination.

Throughout the 1990s, Michigan reinvented its economy. Today, Michigan is considered a leader in innovative incentive programs, such as Renaissance Zones, which bring new businesses to the state. However, according to *Strategic Directions for Michigan's Future—the Next Decade*, a report issued by the Michigan Economic Development Corporation in November 1999, "economic improvement has not yet elevated [Michigan's] overall image as a place considered first among many." The report goes on to state that "the quality of life and economics of Michigan's core population centers will shape the world's perception of the State and its new economy." In order to be competitive in the postindustrial society of the twenty-first century, Michigan must attract new industry based on the information technology sector. This means attracting and retaining the young, well-educated work force associated with the information industries. Cell phones, e-mail and the internet have freed both businesses and workers from dependency on geographic location. According to Joel Kotkin in *The New Geography: How the Digital Revolution is Reshaping the American Landscape*, "The more technology frees us from the tyranny of place and past affiliation, the greater the need for individual places to make themselves more attractive." As a result, "the oldest fundamentals of place—sense of community, identity, history, and faith—not only remain important, they are increasingly *the* critical determinants of success and failure." Because they can live almost anywhere, modern workers will closely scrutinize the quality of life a place has to offer before they choose to settle there. These workers prefer to settle in places that have a sense of individualism. They seek walkable neighborhoods with parks, restaurants, and theaters intermingled with living space—places where people interact. By preserving the character of our communities, historic preservation can help Michigan develop livable communities that will attract these workers. Thus, historic preservation is essential to the state's

The demolished Tuller Hotel, Grand Circus Park, Detroit, could have provided unique living space.

economic health and the well-being of its citizens.

Historically, the most effective historic preservation programs in Michigan have been initiated by members of a community to preserve something that is dear to them. But in today's society of mass markets and globalization, it is increasingly difficult for local preservation programs to succeed in isolation. They need the cooperation of regional planners and state policymakers to enhance local efforts. Historic preservation will thrive only when it becomes an accepted part of planning efforts at all levels throughout the state. Historic preservation provides tools, such as preservation tax incentives and historic district ordinances, that can help communities positively manage change. It can bring attention and respect to historic resources and foster community pride by commemorating sites with state historical markers and listing properties in the National Register of Historic Places. Establishing local historic districts can stabilize failing neighborhoods and increase property and resale values. Heritage tourism programs can bring economic benefits to individual communities, regions, and the state.

Historic preservationists are becoming increasingly practical in their approach to preservation. We know we cannot save every old building; change is inevitable, progress is valuable. New buildings *can* be designed to be integral parts of historic neighborhoods. But historic preservation is not just about architecture and style. Buildings are really only the physical representations of the lives lived in them. Historic preservation is about maintaining the sense of continuity, belonging, and shared experience that are the keystones of our communities. In a talk at Wayne State University, Richard Moe, president of the National Trust for Historic Preservation, stated, "Development that destroys communities isn't progress at all. It's chaos." Historic

Few programs exist to help communities rehabilitate historic buildings for new uses. Laketown Township was unsuccessful in its attempt to turn the Dorr Felt Mansion into a conference center.

preservation provides tools that can help bring order to the chaos. It can give Michigan's communities a choice in how they want to develop.

Historic preservation makes good sense for Michigan, but all too often is viewed as a luxury or a nuisance. Undervaluing our heritage will result in shortsighted approaches to development and growth. We must realize that new does not always equal better. Michigan's historic resources give the state its distinctive character; they are irreplaceable. Historic resources can play a vital role in the revitalization of the state's economy, but to do so, they must be protected.

New is not always better as evidenced by the Amtrack stations in East Lansing (left) and Niles (below). Communities have the power to determine how they will develop.

PRESERVATION ACCOMPLISHMENTS IN MICHIGAN

1996-2000

Historic preservation in Michigan saw dramatic changes between 1996-2000. Increased cooperative efforts between private and public agencies led to the establishment of a number of broad-based programs, such as the Automobile National Heritage Area and the state preservation tax incentive, which will have a long-term, positive effect on the identification and preservation of our state's heritage. Below is a sampling of Michigan's outstanding historic preservation successes that show how the goals of the last planning cycle were met.

GOAL 1. Increase Public Knowledge of Michigan's Historic Resources and the Benefits of Historic Preservation

Michigan Historical Center Web Site and Michigan's Historic Sites On-Line

The Michigan Historical Center first went on-line with its web site in 1997. The web site enables Michigan's citizens to access State Historic Preservation Office (SHPO) program materials over the internet and provides links to other historic preservation-related sites. In 1999, *Michigan's Historic Sites On-Line*, an interactive database of the state's national and state register listed sites, debuted on the web. *Michigan's Historic Sites On-Line* makes information and photographs for approximately 3,000 historic sites available to the public. Teachers, students, planners, consultants, and others interested in the state's history can search the database using a range of variables including county, theme, type, and name. Pre-designed tours of selected resource groups such as theaters, schools, courthouses or shipwrecks are also available. *Michigan's Historic Sites On-Line* was made possible through a grant from the National Center for Preservation Technology and Training and took two years to complete. The site can be accessed at www.michiganhistory.org

Michigan Historic Preservation Network's Construction Trades Council

The retention and repair of original materials is a basic premise of historic preservation. With this purpose in mind, the Michigan Historic Preservation Network (MHPN) created the Construction Trades Council in 1996 to educate the public about the preservation construction trades. In conjunction with MHPN's annual conference, the Construction Trades Council holds a trades symposium that provides participants with a hands-on learning experience in preservation construction techniques such as stone cutting or window restoration. In addition, the council keeps a database of professionals who have working experience with historic preservation projects including architects, engineers, craftspeople and suppliers and fabricators of restoration products. The council also works with the International Masonry Institute to develop educational programs.

Fayette Field School

Restoring historic windows at Fayette.

The Fayette Field School was established at the Fayette historic town site in Garden, Michigan, in 1999.

Fayette was an iron-smelting town from 1867 to 1891 and eighty historic resources still exist on the site that is now a state historic park. The field school is a cooperative effort between Eastern Michigan University's Historic Preservation Program, the Michigan Historical Center, and the Michigan Department of Natural Resources. The field school is a two-week course that combines classroom lecture with hands-on restoration activities. Students work on actual restoration projects at the town site. Preservation technology specialists instruct them in building investigation, masonry and wood repair, window restoration, plastering and historic finishes. The Fayette Field School will increase the pool of qualified professionals who understand the nature of historic construction techniques and materials and the art of their preservation while preserving one of Michigan's premier historic sites.

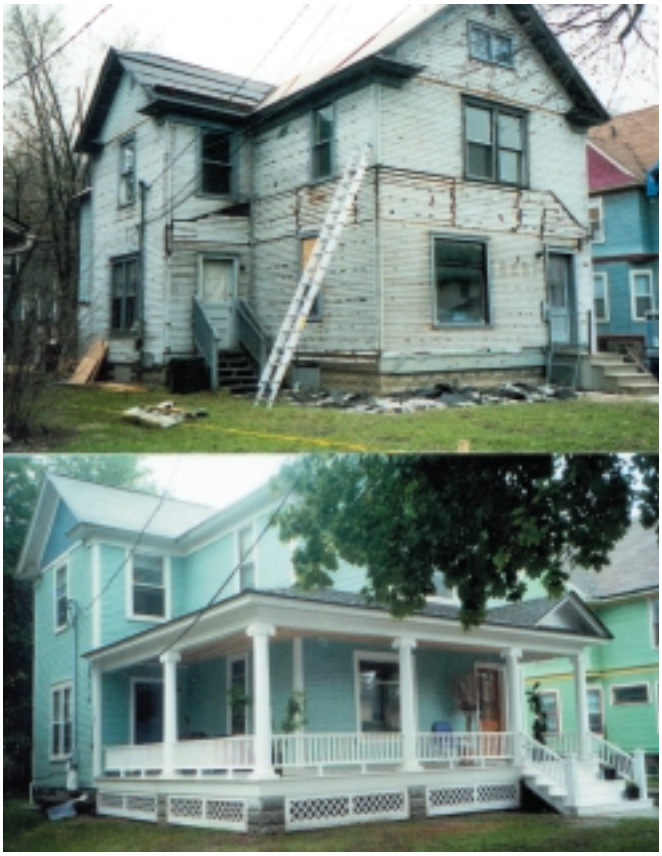
Publication of Retrieving Michigan's Buried Past

The Cranbrook Institute of Science published a major new book on Michigan archaeology entitled *Retrieving Michigan's Buried Past: The Archaeology of the Great Lakes State*. The development of the book was first suggested to commemorate the state's sesquicentennial in 1987 and took twelve years to complete. Edited by state archaeologist John Halsey, the book provides an up-to-date statewide context for all periods of Michigan archaeology from prehistoric to European exploration to the early twentieth century. The last comprehensive book published on Michigan archaeology was James Fitting's 1975 update of his book, *The Archaeology of Michigan*.

GOAL 2: Promote Community Revitalization and Economic Development through Historic Preservation

Michigan State Historic Preservation Tax Credit

A strong lobbying effort by the MHPN led to the passage of Michigan's first state historic preservation tax credit in January 1999. The preservation tax credit enables property owners or long-term lessees of qualified historic resources to receive a twenty-five percent



The state preservation tax credit was used to restore the porch on this house in Kalamazoo. Once an eyesore, the house is now an integral part of the neighborhood.

income tax credit based on rehabilitation project expenses. Michigan's state tax credit legislation targets residential or single business property owners and can be applied to both interior and exterior rehabilitation projects. Single business historic property owners utilizing the twenty-percent federal tax credit qualify for an additional five percent under the state tax credit. As of December 31, 2000, a total of 157 state tax credit project applications were received from 32 communities, and 64 projects were approved for an investment of $17.4 million in Michigan's historic resources. Projects range from $2,800 to $200,000, with an average cost of $43,314 per project.

MotorCities – The Automobile National Heritage Area

In November 1998 the U.S. Congress designated the Automobile National Heritage Area (ANHA), recognizing the importance to the nation of Michigan's industrial, cultural and natural heritage. One of twenty-three

heritage areas, the ANHA, named MotorCities in 2001, is among the nation's largest and contains the largest concentration of auto-related resources in the world. MotorCities encompasses 10,000 square miles of southeastern and central Michigan and includes communities, such as Dearborn, Flint, Jackson, Lansing, Metro Detroit, Pontiac and Warren, that played an important role in the pioneering and development of the state's automobile industry. As part of the National Park system, MotorCities receives technical support from the National Park Service and can receive up to $10 million in federal appropriations over a sixteen-year period. Michigan's big three automobile manufacturers, DaimlerChrysler, Ford Motor Company, and the General Motors Corporation, have all committed support to MotorCities. The United Auto Workers (UAW) education fund is providing $600,000 to establish an oral history project to document the experiences of Michigan's autoworkers. MotorCities is also partnering with the Michigan Historical Center on a TEA-21 funded project to enhance MotorCities' 900+ historic resource GIS inventory. Over the next few years MotorCities will unite existing auto-related historic resources with folkways studies, events,

Once threatened by demolition, efforts are underway to preserve the Packard Motor Car Proving Grounds in Shelby Township.

and oral histories to create a major initiative focused on heritage tourism, education, and historic preservation. A small non-profit group in Lansing, the Friends of Durant Park, has already used its affiliation with MotorCities (the park was donated to the city by General Motors founder, William Durant) to leverage a $100,000 grant from the city of Lansing for landscaping, lighting, benches and other improvements to the park. MotorCities is certain to spur a wide range of rehabilitation and revitalization efforts in southeast Michigan.

Detroit Heritage River Corridor

In July 1998 the Detroit River was named one of fourteen American Heritage Rivers. The American Heritage River Initiative (AHRI) was created in 1997 to encourage the economic revitalization of the nation's riverfronts through the preservation of their historic, cultural, social and natural resources. AHRI is a federal program that gives local communities streamlined access to federal government services, such as technical information and funding assistance. The restoration of historic buildings and parks along designated heritage rivers is an important part of the initiative. The Detroit Heritage River Corridor will work closely with the city of Detroit, MotorCities, and other groups to revitalize Detroit's riverfront, Jefferson Avenue and Belle Isle.

Preservation Partnership - the Michigan Economic Development Corporation (MEDC) and the Michigan Historical Center

In 1999 the state of Michigan formed a private corporation, the Michigan Economic Development Corporation (MEDC), to encourage business development throughout Michigan's communities. One of the functions of MEDC is to serve as a "one-stop shop" for developers by improving communication between local communities and state agencies. MEDC channels HUD-sponsored Community Development Block Grants (CDBG) to local governments. Many of these funds are used for infrastructure purposes. In addition, the Michigan State Housing Development Authority (MSHDA) utilizes CDBG monies to rehabilitate older housing for low-income families. In both instances, projects must first undergo a federally mandated Section 106 review to determine: 1) whether there are historic resources in the project area that are eligible for the national register or located in a potentially eligible national register district; and 2) the effect the project will have on historic resources. The

SHPO receives approximately 2,400 HUD-funded requests for review per year. To facilitate these reviews, MEDC is funding a full-time historian in the SHPO. The agreement also provides the SHPO with funding for technical assistance and preservation education programs for communities that participate in these programs.

GOAL 3. Promote Effective Land Use Planning that Incorporates Preservation Planning

Michigan Lighthouse Project

One of the state's most spectacular preservation success stories unfolded in response to the 1998 announcement by the United States Coast Guard of its plan to decommission more than 70 of Michigan's 123 lighthouses. Recognizing that lighthouses are among the state's most significant maritime history resources, preservation organizations and federal, state and local government agencies joined together to create the Michigan Lighthouse Project to protect them. The purpose of the project is to increase public awareness of lighthouses, identify ways to ensure their long-term preservation, and find the best stewards for these resources. As of August 2000 the Michigan Lighthouse Project facilitated the successful transfer of seven lighthouses to non-profit organizations or local communities. The Michigan legislature created the Michigan Lighthouse Assistance Program, which provides $150,000 a year in support of Michigan's lighthouses. A combination of grants from the Historic Preservation Fund, the state, and the Americana Foundation enabled the Michigan Historic Preservation Network to hire a full-time program manager to identify and nurture future lighthouse stewards and facilitate appropriate transfers. In 1999 the Clean Michigan Initiative set aside $3 million dollars for the restoration of publicly owned lighthouses. A lighthouse license plate is now available, the purchase of which will provide funding for lighthouse preservation. Michigan's citizens are now aware that Michigan, with its 3,200 miles of shoreline, has more lighthouses than any other state and are concerned with the protection of one of the state's most picturesque resources.

The Point Iroquois Lighthouse at Bay Mills is one of over 120 lighthouses in Michigan.

Preservation and Revitalization in the City of Grand Rapids

As a partner in the Grand Valley Metropolitan Council (GVMC), established in 1990 to combat sprawl and encourage planned regional development, the city of Grand Rapids has made a strong commitment to the reuse of historic buildings downtown. In 1994, GVMC issued the *Metropolitan Development Blueprint Report* that included in its goals the inventory and reuse of existing buildings, the effective utilization of existing infrastructure, and the creation of a vital downtown business district. The construction of the Van Andel Arena in the heart of downtown Grand Rapids, rather than on the city's edge, was a key component in a revitalization effort for the city. The arena's opening in 1995 sparked reinvestment in the nearby Heartside Historic District in which historic preservation has played a key role. Heartside, an area of nineteenth century warehouse and commercial buildings, was designated as a local historic district in 1979 and as a national register district in 1982 and serves as an example of how historic preservation, in partnership with other initiatives, can revitalize an area. Since 1999 eight commercial rehabilitation projects using the combined federal and state preservation tax credits have been submitted for the Heartside Historic District, which could result in an investment of over $22 million in historic properties. Rehabilitation projects in the district include the six-story Globe

Knitting Works building, one of the district's key visual landmarks, into a 109-unit mixed income apartment complex and the rehabilitation of two 1880's buildings,

The Heartside Historic District in Grand Rapids demonstrates how a deteriorating urban center can be revitalized using a variety of preservation tools.

the Lenox and Chaffee Apartments. Under the leadership of Dwelling Place, a non-profit community development corporation, forty-two buildings along Division Street in the district, between Fulton and Wealthy Streets, are participating in a Local Initiatives Support Corporation (LISC) Main Street program, modeled after the National Trust Main Street Program. The city of Grand Rapids also received TEA-21 funds to rehabilitate Ionia Street, a historic brick street at the center of the Heartside District. The rehabilitation of the upper stories of Heartside's historic buildings into mixed income housing units and the development of specialty shops and restaurants at the street level is creating a diverse and vibrant neighborhood within the city.

The Wealthy Theater District, designated as a local historic district in 1998, is another of the city's revitalization efforts that incorporates preservation. Built in 1911, the Wealthy Street Theater has always served as a focal point for the residential and commercial area that surrounds it. The theater was renovated by South East Economic Development (SEED), a community-based non-profit, in 1998. In June 2001 the Wealthy Theater received a $150,000 grant from the Grand Rapids Community Foundation to help establish its arts and cultural programs. This grant was part of a larger $525,000 grant the foundation awarded the city in support of a comprehensive "Healthy Neighborhoods" program. Like Heartside, the Wealthy Theater District will also participate in a LISC Main Street program and a streetscape beautification that will include the installation of historic streetlights using TEA-21 funds.

According to Grand Rapids Mayor John Logie, the city of Grand Rapids has set a goal of creating 5,000 housing units downtown by the year 2004. One of the major projects undertaken toward that goal is the rehabilitation of the former Berkey and Gay Furniture Factory Building into loft apartments. Since January 1999, twenty-five state preservation tax credit projects have been submitted from three of the city's designated residential local historic districts (Cherry Hill, Heritage Hill and Fairmount Square) which will result in an estimated $1,190,000 in investment in the city's historic resources. Ten of the projects are from the Fairmount Square Historic District, which was established in 1999. Respect for its historic resources has had a positive impact on the city's development; *Money* magazine included Grand Rapids in its 2000 list of *Best Places to Live in America*.

Preserving Historic Resources at Sleeping Bear: A Cooperative Effort

The National Park Service (NPS) began purchasing property in the resort and farming region of Leelanau County in the 1970s in order to create the Sleeping Bear Dunes National Lakeshore. It did so with the intention of demolishing most of the farmsteads, cottages, and cabins that existed on the land. This was consistent with the long-standing role of the NPS as a protector of the natural, not the built, environment. However, the NPS is also responsible for the stewardship of the nation's historic and cultural resources through programs like the National Register of Historic Places. At Sleeping Bear, the NPS recognized its dual mission by designating a collection of nineteenth century farmsteads, in an area known as Port Oneida, to the National Register Historic of Historic Places and included them in the park's management plan. To protect the 250 other historic resources in the park, citizens in Leelanau

County united in a grassroots effort to form a nonprofit group, Preserve Historic Sleeping Bear. Their efforts have convinced the NPS to take an innovative approach to the historic resources in the park. NPS is now working to form partnerships with both business and community groups that would allow historic properties to be leased for both commercial and nonprofit use. This could allow a resource like the Sleeping Bear Inn to once again serve as a functioning commercial operation. Funds received through a newly instituted recreational fee program in the park have enabled the NPS to develop management and maintenance plans to protect the park's historic and archaeological resources.

GOAL 4. Increase Protection of Michigan's Historic Resources

Thunder Bay National Marine Sanctuary and Underwater Preserve

In June 2000 some 448 square miles of the state's Thunder Bay Underwater Preserve became the nation's thirteenth national marine sanctuary and its first freshwater marine sanctuary. Located in Lake Huron near Alpena, the site contains 116 shipwrecks representing almost every variety of trade and commercial vessel that once traveled the Great Lakes. These vessels document the evolution of ship construction methods from wooden sailboats to early iron-hulled steamers. The sanctuary is nationally significant due to the wealth of information it can provide on the country's maritime history. The sanctuary was established through a partnership between the National Oceanic and Atmospheric Administration (NOAA) and the state of Michigan. The state has committed over $1 million to the project. Local communities in the Thunder Bay area will work closely with NOAA and the state to ensure that the sanctuary will successfully preserve some of the state's unique cultural resources for future generations.

Local Historic Districts

Local historic district designation provides one of the few avenues for the legal protection of historic properties. To establish a local historic district, a community adopts a historic district ordinance that includes design review guidelines based on the U.S. Secretary of the Interior's *Standards for Rehabilitation* and appoints a historic district commission to implement the process. When Michigan's state historic preservation tax credit was created, the incentive was tied to the legal protection of the state's historic resources. Therefore, in communities with a population of over 5,000 a historic resource must be located in a designated local historic district in order for a property owner to qualify for the state tax credit.

The passage of the state's preservation tax credit has increased interest in the creation of local historic districts in neighborhoods across the state. Since the adoption of the tax credit in January 1999 the number of historic district study committee reports received by the SHPO has jumped from seven in 1998 to thirty-five in 2001. Three communities, Grosse Pointe Farms, Green Oak Township and Port Huron, adopted historic district ordinances bringing the total number of Michigan communities with historic ordinances to fifty-seven. In Detroit, a neighborhood of twentieth century houses totaling over 1,000 resources, the Russell Woods/Sullivan neighborhood, was designated as a local historic district at the request of its neighborhood association to allow homeowners to take advantage of the state tax credit.

To further encourage the use of local historic district designation to protect historic resources, a statewide study of the economic benefits of local historic districts is being sponsored by the MHPN, in partnership with the SHPO. The results will be available in fall 2002.

GOAL 5. Document Michigan's Historic Resources More Fully

Identification of Historic Resources in Michigan State Parks

Due to a close working relationship between the Office of the State Archaeologist (OSA) and Michigan's Department of Natural Resources (MDNR), a coopera-

This stone trail shelter in Ludington State Park is just one example of the rustic architecture found in Michigan's state parks.

tive effort to identify cultural resources in Michigan's state parks began in 1995, when MDNR provided funding for an OSA-managed survey of archaeological sites in the parks. The collaboration was a success, and in 1996 and 1997 MDNR provided the State Historic Preservation Office with funding to survey historic resources in thirty state parks—resources such as the log and stone bathhouses and trail shelters constructed by the Civilian Conservation Corps during the 1930s. Two group camps located in Yankee Springs State Park in Barry County (Camp Chief Noonday and Camp Long Lake) and J. W. Wells State Park in Menominee County were nominated to the National Register of Historic Places. In addition to the surveys, MDNR has voluntarily implemented a policy that requires submission of all projects that may affect cultural resources in state parks to the OSA and the SHPO for review. MDNR, in collaboration with the SHPO, has established a team to create a management plan for historic resources in Michigan's state parks.

Agricultural Heritage Project

As urban expansion moves into rural areas, the Michigan Department of Transportation (MDOT) recognized a need to evaluate historic resources related to agriculture. MDOT issued a grant of $250,000 to Michigan State University to develop a statewide agricultural context, a historic overview of the significant trends, people, and time periods associated with the state's agricultural history. Known as the Agricultural Heritage Project, researchers will use census data, Rural Property Inventories, Centennial Farm Records, *Michigan Farmer* magazine, oral histories, and a host of other resources to identify ethnic settlements and regional crop patterns across the state and relate them to building types, farm layouts, transportation patterns, and landscape features. The research will result in a publication on the state's agricultural history and the development of a model that will assist communities and consultants in evaluating the historical significance of farm sites, based on national register guidelines. The project will not only facilitate MDOT's planning process, it will also allow communities to place their local agricultural history within the state context. This could lead to heritage tourism initiatives and/or national register nominations that would qualify rural property owners for preservation tax incentives.

Post-World War II Resources and the General Motors Technical Center

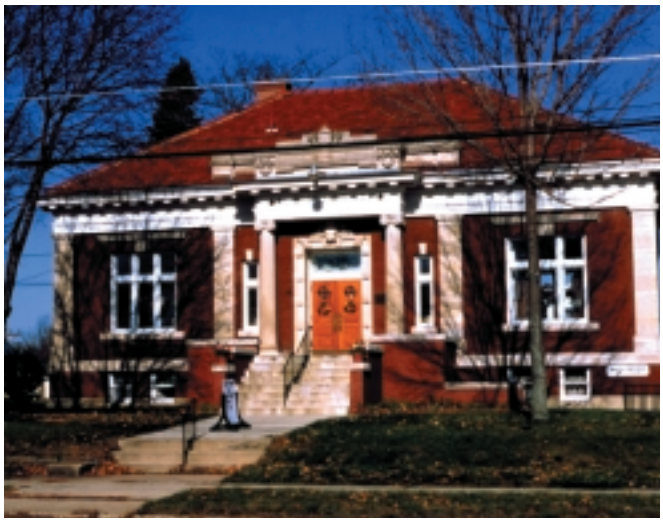
During the last planning cycle, Michigan's post-World War II resources were identified among the state's most under-documented resources. In January 2000 one of Michigan's premier post-World War II sites, the General Motors (GM) Technical Center, was nominated to the National Register of Historic Places. The six hundred acre site, located in Warren, was constructed between 1949 and 1956. The campus is a masterpiece of modern design. The GM Technical Center's most prominent buildings are the work of Detroit-based architect Eero Saarinen, who collaborated with renowned landscape architect Thomas Church to create an integrated campus of striking modernist buildings, roadways, planned vistas, rectilinear lakes and open lawns. The General Motors Corporation is planning to take advantage of historic preservation tax incentives to rehabilitate the campus in a manner that is sensitive to the original design.

Other post-World War II resources that have been nominated to the national register since 1996 include: the Mies van der Rohe Residential District in Detroit; the Snowflake Motel in Berrien County designed by stu-

When complete, the multi-phase GM Tech Center rehabilitation may be the largest federal preservation tax credit project in the nation.

dents at Frank Lloyd Wright's Taliesin school; and two Frank Lloyd Wright designed houses—the Palmer House in Ann Arbor and the Smith House in Oakland County.

MICHIGAN'S HISTORIC RESOURCES



Carnegie Library, Mendon

Michigan's historic resources, together with its natural resources, give the state its distinctive identity. A historic resource is a publicly or privately owned building, structure, site, object, feature or open space that is significant in history, architecture, archaeology, engineering, or culture at the local, state or national level. A historic resource is typically at least fifty years old, although resources of lesser age may qualify if they are of exceptional importance. Historic resources are evaluated according to criteria developed by the U.S. Secretary of the Interior for determining eligibility for the National Register of Historic Places. They are evaluated for their historic significance based on their association with significant events or people, their design or construction value, or their ability to yield significant information about our prehistory or history. Historic resources are also evaluated for their integrity, which comprises seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Individual historic resources typically have little meaning when considered in isolation; they must be viewed in the larger context of the history and culture of their time and place. Historic contexts are a compilation of the trends, themes, time periods and significant people that shaped the events leading to the development of a resource. To facilitate the evaluation of a resource's eligibility for the national register and to ensure uniformity in data collection, the U.S. Secretary of the Interior developed thirty themes or areas of significance under which most of the nation's historic resources can be classified.

As of December 31, 2000, Michigan's statewide historic resource survey inventory contained data on more than 300,000 historic resources. The archaeological survey files include 18,000 land sites and 1,400 shipwrecks.

The following table shows the total number of historic designations for the state as of December 31, 2000. A designation for the national and state registers could include single or multiple resources, such as a historic district.

National Historic Landmarks	35
National Register of Historic Places	1,525
State Register of Historic Sites	2,276
State Historical Markers	1,400
Centennial Farms	5,500

Historic Themes

Agriculture
Architecture
Archaeology
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Fifty-seven communities have adopted local historic district ordinances with binding review by a historic district commission pursuant to Public Act 169 of 1970, as amended. Over 550 single and multiple resource districts have been established in these communities providing protection for over 6,500 of Michigan's historic resources. Sixteen Michigan municipalities with local historic district ordinances participate in the National Park Service's Certified Local Government (CLG) program. The CLG program is a national initiative with the primary goal of strengthening historic preservation at the local level by encouraging the inclusion of historic preservation in local planning efforts through a grant program.

Smith House designed by Frank Lloyd Wright, Bloomfield Hills

MICHIGAN'S HISTORIC DISTRICT COMMISSIONS

January 2002

The Michigan communities listed below have a historic district ordinance pursuant to PA 169 of 1970, as amended, *Michigan's Local Historic Districts Act*, which gives the historic district commission binding design review authority in order to protect designated resources. There are other Michigan communities, not listed here, that have advisory commissions, historical commissions, or historic overlay zones to promote historic preservation at the local level.

Adrian	Flint	Lansing *	Niles	Southfield
Allegan *	Frankenmuth	Lathrop Village	Northville	Traverse City
Ann Arbor *	Franklin	Lexington	Oakland Township	Troy
Battle Creek *	Grand Rapids *	Linden	Plymouth	Utica
Birmingham	Green Oak Township	Livonia	Pontiac	Vergennes Township
Calumet Township	Grosse Pointe Farms	Lowell	Port Huron	Warren
Canton Township *	Hart	Mason	Portage	Washtenaw County *
Chelsea	Holland *	Menominee	Rochester Hills	Waterford Township
Clarkston	Holly	Midland	Royal Oak	Ypsilanti*
Detroit *	Jackson*	Monroe *	Saginaw	
East Lansing *	Kalamazoo *	Muskegon	Saline *	
Farmington Hills *	Kentwood	New Baltimore	Saugatuck	

** Certified Local Governments*

Michigan's
National Historic Landmark, National Register and State Register Listed Resources By County
as of December 31, 2000

County	National Landmark	National Register	State Register
Alcona		1	5
Alger		11	16
Allegan		27	31
Alpena		2	11
Antrim		6	8
Arenac		2	5
Baraga		8	9
Barry		7	26
Bay		14	28
Benzie	1	6	5
Berrien		19	43
Branch		14	17
Calhoun	1	37	91
Cass		7	21
Charlevoix	1	19	25
Cheboygan		8	16
Chippewa	1	21	23
Clare		2	6
Clinton		6	22
Crawford		2	5
Delta		11	13
Dickinson		10	11
Eaton		17	46
Emmet	1	48	24
Genesee	1	61	69
Gladwin		0	1
Gogebic		8	6
Grand Traverse		14	23
Gratiot		8	17
Hillsdale		9	23
Houghton	2	29	34
Huron		25	26
Ingham	1	39	68
Ionia		14	32
Iosco		4	6
Iron		79	13
Isabella		3	12
Jackson		22	39
Kalamazoo		44	43
Kalkaska		0	4
Kent	1	36	75
Keweenaw		43	18

County	National Landmark	National Register	State Register
Lake		2	2
Lapeer		25	29
Leelanau	1	15	21
Lenawee		35	56
Livingston		10	28
Luce		1	6
Mackinac	4	16	43
Macomb		12	46
Manistee		14	18
Marquette		26	32
Mason		3	12
Mecosta		2	9
Menominee		8	12
Midland	2	18	7
Missaukee		2	3
Monroe		15	24
Montcalm		2	9
Montmorency		0	5
Muskegon	2	10	22
Newaygo		3	15
Oakland	1	55	174
Oceana		6	7
Ogemaw		0	2
Ontonagon		2	8
Osceola		0	5
Oscoda		1	1
Otsego		0	3
Ottawa		21	44
Presque Isle		7	7
Roscommon		1	3
Saginaw		38	42
Sanilac		10	26
Schoolcraft		4	5
Shiawassee		42	27
St. Clair	2	25	43
St. Joseph		15	42
Tuscola		11	41
Van Buren		5	25
Washtenaw		72	85
Wayne	13	242	261
Wexford		6	10

Total Number of National Historic Landmarks	35
Total Number of National Register Listings	1,525
Total Number of State Register Listings	2,276

For more information on these historic resources visit *Michigan's Historic Sites On-Line* at www.michiganhistory.org

MICHIGAN'S NATIONAL HISTORIC LANDMARKS

Bay View Association, Bay View
Calumet Historic District, Calumet
City of Milwaukee (Car Ferry), Elberta
Columbia (Steamer), Ecorse
Cranbrook Institute, Bloomfield Hills
Dow (Alden B.) House and Studio, Midland
Dow (Herbert H.) House, Midland
Durant Dort Carriage Company, Flint
Fairlane (Henry Ford Estate), Dearborn
Fisher Building, Detroit
Ford River Rouge Complex, Dearborn
Fort Michilimackinac, Mackinaw City
Fox Theater Building, Detroit
General Motors Building, Detroit
Grand Hotel, Mackinac Island
Guardian Building, Detroit
Hemingway (Ernest) Cottage, Walloon Lake
Henry Ford Museum and Greenfield Village, Dearborn
Highland Park Ford Plant, Highland Park
Lightship No.103, *"Huron,"* Port Huron
Lincoln Motor Company Plant, Detroit
Mackinac Island, Mackinac Island
Marshall Historic District, Marshall
Michigan State Capitol, Lansing
Milwaukee Clipper, Muskegon
North Manitou Life Saving Station, North Manitou Island
Norton Mound Site, Grand Rapids
Parke-Davis Research Laboratory, Detroit
Pewabic Pottery, Detroit
Quincy Mining Company Historic District, Hancock
Sainte Claire (Steamer), Ecorse
St. Clair River Tunnel, Port Huron
St. Ignace Mission, St. Ignace
St. Mary's Falls Canal, Sault Ste. Marie
U.S.S. Silversides (Submarine), Muskegon

REO Motor Car Company Plant, Lansing, (Demolished, 1986)

Identification of Michigan's Historic Resources

The first step in any preservation effort is to identify and evaluate the existing cultural resources in a community to determine their architectural, cultural or archaeological significance. After the passage of the National Historic Preservation Act in 1966, federal funding supported historic resource survey work within the states throughout the 1970s and 1980s. As federal funding for survey was reduced, the state of Michigan did not put in place the mechanism to provide funds for the continued, systematic survey of its historic resources. Thus, the majority of Michigan's counties were never completely surveyed. Of Michigan's 83 counties, systematic reconnaissance survey, in which primary buildings over a specific age were surveyed, was performed in 42 counties. These systematic surveys focused on areas of concentrated population and often neglected rural areas. A less systematic survey, in which only selected buildings in villages, towns and cities were identified and documented, was conducted in thirty counties. In ten Michigan counties (Eaton, Ingham, Jackson, Hillsdale, Kalkaska, Livingston, Lenawee, Missaukee, Monroe, Saginaw and Schoolcraft) over 90 percent of the county has not been surveyed. Because archaeological surveys are slower and more expensive than above ground historic resource surveys, experienced professional archaeologists have examined only 4 percent of the state.

Today, as urban sprawl pushes beyond municipal

Farmhouses, such as this one in Livingston County, could soon be lost to sprawl and development.

Eaton County Courthouse, Charlotte

limits, Michigan's rural historic resources are among its most threatened—the very resources about which we know the least. The state's rural counties are facing development pressure they could never have imagined five or ten years ago. One of the most dramatic changes has occurred in Livingston County, which has become a commuter suburb for workers in Detroit, Ann Arbor and Lansing. Livingston County has one of the fastest growing populations of any county in Michigan, and it is predicted that its population will continue to grow 41 percent by 2005. Hillsdale and Lenawee Counties are in the path of the proposed I-73 interstate that will connect Jackson, Michigan, with Toledo, Ohio. Southwestern Michigan's Fruit Belt could soon be affected by the rapid growth already occurring in northern Indiana as Chicago commuters work their way eastward around Lake Michigan. Census 2000 shows that Milton Township in Cass County saw a population increase of 16 percent while in Berrien County the population of rural Baroda Township increased 31 percent and Lake Township by 27 percent. The proposed introduction of a high speed train between Detroit and Chicago would cut travel time between the train's first Michigan stop in Niles and downtown Chicago to one hour—a very commutable distance that could encourage the development of subdivisions and result in sprawl if careful planning is not undertaken.

The Importance of Historic Resource Survey

The survey and designation of historic resources can benefit planning efforts across the state by:

- enabling property owners to take advantage of preservation tax incentive programs to improve historic buildings;
- enabling local planning boards to make informed zoning decisions;
- improving the decision-making capabilities of federal and state agencies when siting major improvement projects;
- decreasing the turnaround time for the historic review of federally funded projects required under Section 106.

The ability of Michigan's communities to engage in effective planning depends on the data that is available to them. As Grady Gammage Jr., an attorney and adjunct professor of Architecture and Environmental Design at Arizona State College, stated in the *Historic Preservation Forum News*:

> In devising a fair way of protecting resources for the community while respecting private property, one principle ought to be that whenever possible there should be a list or map of the protected resources. That list should be as public as possible and should be based on standards and principles which are uniformly and fairly applied.

Until historic resources are identified and integrated into planning initiatives, the preservation of Michigan's resources will continue to be reactionary—a knee-jerk response to the wrecking ball rather than a planned, proactive protection program.

Challenges to Identifying Michigan's Historic Resources

There is little funding available to Michigan's communities for the systematic survey of historic resources through the state administered federal Historic Preservation Fund (HPF). Since 1996 funding through this source has been limited in Michigan to CLGs or special projects initiated by the SHPO. Over the past five years, a total of $70,000 has been awarded to CLGs for historic resource surveys, a small sum relative to what is needed. None of these projects included archaeological resources. In recent years, Section 106-related surveys have been the only real source of new information for archaeological survey.

Historic resource surveys completed in the 1970s will need to be updated to include post-1950s resources, like the Melody Motel in St. Ignace.

A successful historic resource survey program must include a systematic, on-going process. The majority of Michigan's historic resource surveys were conducted over twenty years ago, and the state's landscape has changed considerably since then. Historic resources that were documented in early surveys have been demolished or altered, while resources that were not considered historic in the 1970s are coming of age. In addition, there has been little evaluation of the data that was collected to determine concentrated areas of historic resources. While the state's existing historic resource survey data provides valuable information on the location of significant resources, it would be even more effective if updated and analyzed.

Need for Innovation in Historic Resource Survey Initiatives

Because there is little state or federal funding available for historic resource survey, we need to find innovative ways for Michigan communities to survey their historic resources. It is important that historic resource surveys be conducted in a manner consistent with the standards developed by the SHPO so that information on historic resources throughout the state can be integrated into a statewide resource database. Some innovative survey initiatives are already underway in the state and may serve as models for the future.

- The Land Information Access Association (LIAA) is a non-profit organization whose purpose is to help communities discover and sustain their sense of place and unique community character, identifying and preserving important cultural and natural resources in the process. LIAA works with communities to document cultural resource data and apply it through information technologies like Geographic Information Systems (GIS). With funding from the Joyce, W. K. Kellogg, C. S. Mott and Frey Foundations, LIAA developed the *Building a Sense of Place* program. The program uses public involvement to document a community's historic sites. Participation in the program helps to increase interaction between public officials and the citizens of a community. In Traverse City, high school students participated in a program that resulted in an interactive CD that provided a heritage tour of the community. In cooperation with LIAA, the Automobile National Heritage Area is developing a GIS Inventory of historic resources in a twenty-two county area. To date, over 900 resources related to the automobile industry have been identified.

- The Michigan Barn Preservation Network provides a low cost training program that teaches communities how to survey resources relating to their rural heritage. Established in 1999, plans are underway to expand the program by training 4-H

groups in survey techniques. One of the program's goals is to develop a statewide coordinated effort to survey Michigan's agricultural-related resources. Supported by the Michigan Council for the Arts, the Michigan State University Museum, and the Michigan State University Agricultural Extension, the project has helped to increase interest and awareness of rural heritage in participating local communities.

- When Michigan's historic resource surveys were initially conducted in the 1970s, they were undertaken in conjunction with regional planning agencies, a partnership that should be revisited. In 2000 the city of Kalamazoo undertook, at its own expense, a survey of over 13,000 resources to facilitate its planning efforts. Each time a local community wants to create a local historic district, it is required by state law to conduct a historic resource survey of the proposed district. This information is typically retained at the local level.

For Michigan to compile a comprehensive database of information about its historic resources, we need to strengthen the relationship between state and local agencies to take advantage of funding that might be available for survey and to ensure that the survey results in standardized data that can be added to the state's historic resource database.

"Work with technology and the internet to make survey work easier. Make access to surveys easier. Use GIS!"

Increase Accessibility of Historic Resource Survey Data

Although archaeological inventory records have been computerized since 1978, the electronic collection of above ground historic resource data did not begin until 1996 with the development of the SHPO's Ruskin database. Historically, survey data was collected on index cards that are stored at the Michigan Historical Center. Though communities, agencies, and consultants can access survey cards by request, physical review of the data requires a trip to Lansing and is a time consuming process. For Michigan's historic resource survey data to be useful, it must be accessible to a broad audience of planners, consultants, and government agencies in the course of their daily work. Michigan's historic resource survey data should be available to planning agencies in a standardized, widely used format such as Geographic Information Systems (GIS) so that historic resource information can be included in planning efforts statewide. Data on historic resources should be available in a format that allows their location to be plotted on overlay maps, as natural resources are, and used in conjunction with natural resource data in determining zoning policies and site selection for development in communities across the state.

"I believe historic preservation tourism should be explored. As technology increases, we move further from our traditional roots in terms of family, architecture, and geography. I believe people will increasingly be searching for answers to questions like 'how did we get where we are today'?"

Regional Planning and Statewide Historic Contexts

By identifying the themes that are of statewide importance to Michigan and developing historic significance statements that communities can apply to local resources, statewide contexts help to promote regional

planning efforts. For example, if a statewide context on Michigan's maritime history were developed, coastal towns along Michigan's lakeshore could more easily identify the historic resources in their communities associated with this theme and prepare national register nominations for related resources. Local communities could then adopt comprehensive development programs that utilize the state and federal historic preservation tax credits, along with other incentive programs, to encourage investment in historic properties related to the maritime history theme. Linking historic resources and communities through a common theme, such as those identified through statewide historic contexts, could encourage cultural tourism activities and increase regional planning efforts in education, preservation, and the promotion of those resources. The Michigan Lighthouse Project is an excellent example of how well this can work.

Statewide contexts would also facilitate the Section 106 review process of federally funded projects. Almost every Michigan community is likely at one time or another to participate in a federally funded project. In Michigan, over 5,000 such projects are reviewed annually for their impact on historic resources. For example, new road construction and highway improvement projects often affect farms and farmland. Michigan's Department of Transportation (MDOT) is funding the development of a statewide agricultural context that will allow them to identify Michigan's significant rural historic resources thus facilitating their planning process.

The development of statewide historic contexts would help communities to better utilize designation of the National Register of Historic Places as a planning tool for community development. Listing in the national register can qualify the owners of historic properties for federal and/or state tax credits. National register designation can bring media attention to specific properties and serve a key role in the creation of economic development programs such as heritage tourism initiatives or downtown revitalization projects. Thematic identification of historic resources important to the state will assist individuals and communities in the national register and federal tax credit application process.

"What threatens Michigan's historic resources? Inadequate education, ergo, lack of respect for Michigan history and its symbolism."

Michigan's Most Threatened Historic Resources

The documentation of all of Michigan's historic resources is important. However, some resources are currently facing pressures that make them especially vulnerable. The following list of threatened resources is based on the 600 responses received from a public questionnaire distributed in 1999 and an assessment of current policies and practices in the state that are affecting historic resources.

Agriculture

Grain Elevator, Fenton

Michigan's agricultural resources are among the state's most threatened. Agriculture has long been vital to Michigan's economy, but this way of life is succumbing to development pressures across the state. Data collected by researchers for the Agricultural Heritage Project revealed that while there were over 200,000 farms in Michigan in 1900, today there are only about 52,000. Over 50 percent

of Michigan's farms were lost between 1940 and 1970. As farming becomes more agribusiness and less family farm, we will continue to see a decline in the number of individual farmsteads and local farm-related industries. For example, the consolidation of grain elevator operations to streamline services has led to the closing, and in some cases the demolition, of a number of local elevators around the state. The division of land for housing developments and strip malls has resulted in the loss of many farms. Even on working farms, the adoption of modern farming practices has led to the abandonment of obsolete farm buildings and structures. The completion of the MDOT sponsored statewide agricultural context should help the effort to preserve these resources.

Industry

Ford Plant designed by Albert Kahn, Kingsford

Brownfield development policies are meant to encourage the redevelopment and clean-up of former industrial sites near urban centers so that new development on these sites will utilize existing infrastructure. Other innovative programs established by the state, such as Renaissance Zones, also encourage redevelopment of abandoned industrial sites. This practice should be commended. However, while some redevelopment policies reward rehabilitation of existing structures, others encourage the demolition of historic buildings and structures without much forethought. Without considering the effect of redevelopment projects on historic resources, the programs meant to revitalize Michigan's cities could end up leaving a path of destruction—much like the urban renewal programs of the 1960s. Cooperative partnerships between state and local agencies funding redevelopment projects and those concerned with the preservation of historic resources should be developed. Historic resources related to this theme should be identified in advance so that the proposed project's effect on the resource can be determined early in the planning stages. A review of state funded projects, similar to the federal Section 106 review, has been adopted by a number of states and should be considered for Michigan.

Archaeology

Archaeological site excavation, Muir

Archaeological sites are fragile resources. Many archaeological sites in Michigan are relatively shallow, occurring in the top twelve to eighteen inches of soil. Consequently, sites are threatened every day by projects that disturb the ground surface, such as the construction of roads, pipelines, cell towers and housing developments. Archaeological sites are our only source of information for approximately 12,000 years of Michigan's pre-history, beginning with the first arrival of people in the region and continuing until a written record began in the 1600s. Historical archaeology is a crucial source of information about the recent past as well because it

reveals a great deal about people and their everyday lives that is not recorded in written history.

Education

Harrison Elementary School, Grand Rapids

As Michigan's public schools age, they are becoming highly endangered. Many communities are building new schools on the fringes of town and demolishing or selling off older schools for other uses. The loss of historic schools is not just a Michigan problem; the National Trust for Historic Preservation has identified historic neighborhood schools as one of the nation's most threatened resources. Even if they are not torn down, older schools often need to be updated to accommodate modern technology and safety requirements and renovations are not always sensitive to historic design or building materials. In Michigan, current state law exempts local school districts from local regulation, including historic district ordinances, when undertaking construction or renovation projects. Therefore, the historic district commission does not review work on historic schools located in designated local historic districts, typically a visual focal point in an older neighborhood. As a result, demolition or inappropriate alteration can—and does—occur.

Michigan's Under-documented Resources

By necessity, initial surveys of the 1970s and 1980s concentrated on documenting the state's early history and most outstanding architectural resources. Consequently, other resources were neglected. Themes that are significant to the history of the state, but have received little or no attention to date are:

Depression Era and Post-World War II Resources: 1930-1951

Alpena County Courthouse, Alpena

There has been little documentation of the resources related to our recent past, especially for the period between 1930 and 1951. Federally sponsored Depression-era programs, such as the Work Progress Administration (WPA), fostered some of the nation's largest municipal projects including water treatment plants, civic buildings, schools, and bridges. Michigan's state parks and forests underwent tremendous development by the Civilian Conservation Corps (CCC) during this period, as did many city and county parks. A search of *Michigan's Historic Sites On-Line* shows that Michigan has less than ten sites listed in the National Register of Historic Places that relate to the federally sponsored work programs of the 1930s.

In addition, there is little documentation of resources related to World War II and the post-War era—an era of great significance to the state. World War II altered the landscape of southeast Michigan as factory workers flooded automobile plants converted for the war effort. The post-war years saw the development of subdivisions and shopping areas built to accommodate this influx of workers. Detroit's music scene blossomed, and the state's automobile industry entered its peak creative years.

In the northern part of the state, tourism became increasingly important in the post-War years.

People often have trouble accepting the historic value of the recent past. They find it difficult to appreciate the historic significance of resources constructed within their lifetime. Bungalow subdivisions of the 1920s, modernized storefronts of the 1930s, International style buildings of the 1940s seem too common to be historic. However, consideration of the impact that the modern social trends reflected in these resources had on the development of the state, makes it clear how significant they are to Michigan's history.

Historic Landscapes

Gardens, Charles Ring House, Saginaw

Historic landscapes include designed, working or cultural landscapes. A designed landscape is typically one laid out by a gardener or landscape architect such as a park, cemetery, garden, parkway or college campus. Michigan has produced many talented landscape designers whose work can be found in local communities. In addition, nationally prominent landscape architects such as Thomas Church, Jens Jensen, and the Olmsted Brothers practiced in Michigan. A working or vernacular landscape is one shaped by the everyday activities of the people that occupied it. A farmstead, for example, is shaped by a variety of elements, including its geographic location and the type of crops that are grown. A historic landscape can also refer to an area that is significant or sacred to a native culture.

The documentation and protection of America's historic landscapes has long been neglected; it is a theme just beginning to gain national attention in the historic preservation field. In Michigan only a handful of historic landscapes have been identified and/or listed in the National Register of Historic Places. The introduction of funding through the Coastal Zone Management Fund and Clean Michigan Initiative for park and waterfront improvement projects has resulted in changes to some of the state's historic landscapes. Michigan's significant historic landscapes should be identified and documented to ensure their protection.

Recreation/Entertainment

Tourist Cabin, Eagle Harbor

Recreation and tourism have long been important to Michigan's economy. With its beautiful lakes and woodlands, Michigan appeals to those seeking both quiet repose in the open air and the activity of winter and summer sports. Michigan ranks in the top five for the number of hunting and fishing trips to a state in a year. One of the first states in the country to promote tourism, Michigan established regional tourism programs as early as 1910. Yet Michigan's historic resources relating to entertainment and recreation are under-represented in the state and national registers.

Minnetonka Motel, Copper Harbor

Resources that relate to Michigan's tourism industry include resorts, motels, and tourist cabins; souvenir shops; drive-in theatres; miniature golf courses; ice cream stands and restaurants—and the neon or rustic signs inviting travelers to partake of these pleasures. These simple resources are rarely seen as worthy of preservation and are in danger of being lost due to abandonment, neglect or demolition for more modern replacements. These resources should be documented before they are lost forever.

One type of recreational resource, the seasonal cottage, is especially threatened. Since the early nineteenth century, small homes of frame or log construction have ringed Michigan's inland lakes or have been tucked deep in its woods. They were often passed down through a family from generation to generation. Today, these cottages have become victims of a change in the modern American lifestyle. Many people are turning to condominiums or timeshares for vacation home choices that offer a relatively inexpensive way to enjoy the lakefront. As a result, large communities of condominiums or apartments spring up, like those in Bay Harbor, near Petoskey, while the supply of traditional single-story cottages dwindles. In addition, after a decade of a strong economy, more people than ever have the means to purchase a vacation home—but vacant land in prime resort locations is scarce. As a result, the nation has seen a 50 percent rise in the value of waterfront property since 1991. Caps on state property tax protect long-time owners of small cottages, but when an owner wants to sell or pass a cottage on to other members of the family, it is reassessed at the current market value. As a result, the land becomes more valuable than the house itself and families are forced to sell their properties. A new owner may tear down the seasonal cottage and replace it with a much larger year-round home. This is already happening in lake communities near urban areas, like Clark Lake west of Ann Arbor or Walled Lake in Commerce Township. As sewer hook-ups replace septic tanks and water lines replace wells, Michigan's traditional resort communities will continue to face this challenge.

"Documenting is great, but we need powerful legislation to protect. What good is it to document a building only to see it demolished?"

Michigan needs to identify and preserve the best of its historic resources related to tourism and recreation, the state's third largest industry. Resort communities should be encouraged to adopt local historic district ordinances that will help them preserve the integrity and character of their community while taking advantage of the state historic preservation tax credit.

FOR MICHIGAN'S HISTORIC RESOURCES

Many social trends and economic factors present opportunities and/or challenges to the preservation of Michigan's historic resources. The following is a sampling of the critical issues that will affect historic preservation efforts in Michigan over the next five years.

State Historic Preservation Tax Credit

The adoption of the state historic preservation tax credit has had a significant impact on the rehabilitation of Michigan's historic resources. For the first time in the state's history, owners of non-income producing, residential historic properties are able to apply for a 25 percent tax credit to make interior and exterior improvements to their properties. As a result, individual property owners throughout the state are reinvesting in historic resources. One of the consequences of these investments is the purchase of local labor and materials for rehabilitation projects that stimulate both the local and state economies. Michigan's state preservation tax incentive program generated over $17.4 million in approved rehabilitation expenditures for sixty-four historic resources across the state in its first two years of operation and an estimated $47.2 million in additional investment. Because the preservation tax credit is tied to local historic district designation in municipalities with populations over 5,000, more of Michigan's historic resources may soon be protected by historic district ordinances.

The state preservation tax credit has had a strong impact on the preservation of the state's historic resources. It is important that this incentive be promoted in local communities.

The Need for Reinvestment in Core Cities: A New Image for Michigan

Beginning in the 1970s, Michigan, along with other midwestern states, was saddled with a "Rust Belt" image. According to a 1999 survey conducted by the Michigan Economic Development Corporation, this perception still prevails among business leaders outside the state. Realistic or not, Michigan is viewed as having a rapidly aging work force, an economy based on outdated technologies, and deteriorating cities and infrastructures. As a result, attracting new industry and young, highly skilled workers to the state has been a challenge.

During the 1990s, however, Michigan's economy improved dramatically. The state's unemployment rate dropped from 9.2 percent in 1991 to 3.3 percent as of July 2000, due in part to the continuing shift in the state's economy from a manufacturing to a service base. Today, Michigan ranks fifth in the nation in information technology-related software services employment—a $9 billion annual industry for the state.

To capitalize on its improved economy, the state created the Michigan Economic Development Corporation (MEDC) in 1999. In its first year of operation, this public corporation fostered $11.2 billion in new investment in the state. As a result, 23,163 new jobs were established in Michigan. In 2001, for the fourth year in a row, Site Selection magazine chose Michigan as the number one state in the nation—over California, Ohio, New York and Texas—for the creation of new plants and plant expansions.

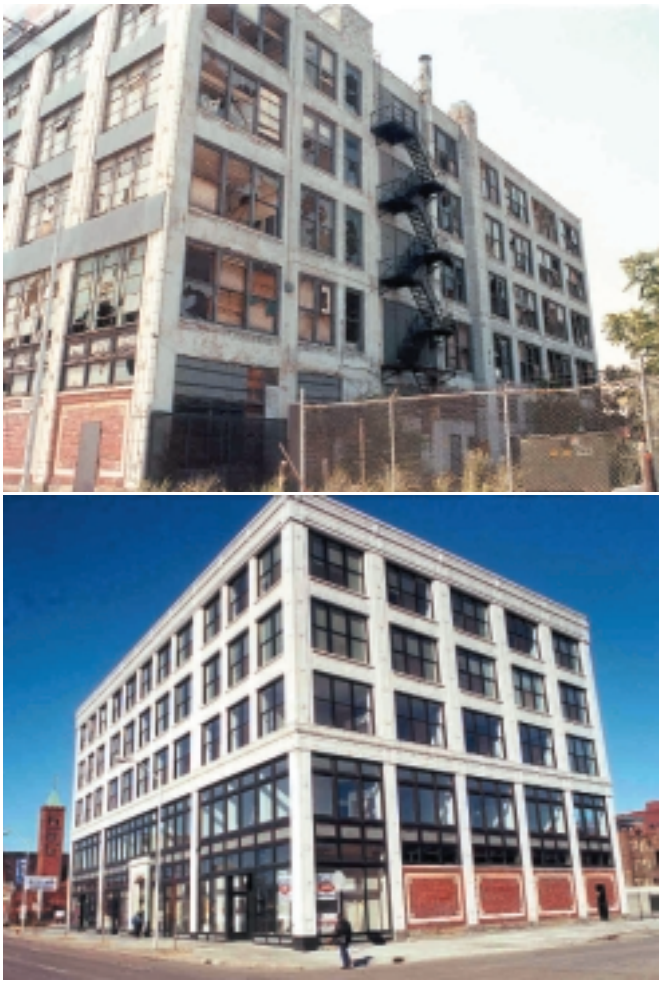
According to Michigan's economic development plan, *State Smart: Michigan*, over the next ten years the state

will work to change its economic base from manufacturing to high tech industries. Expansion of the state's information technology infrastructure will be a high priority. In addition, the state has committed $1 billion to the development of a Life Sciences Corridor in southern Michigan to promote the business application of science research conducted in Michigan's major universities and research institutes. Michigan's goal for the twenty-first century is to compete with "Sun Belt" states like California, North Carolina and Texas for high tech jobs.

"Loans, grants for historic preservation to developers, builders, planners— more involvement/coordination with Michigan's Economic Development Office in offering incentives for rehabbing old buildings."

A key component of Michigan's economic plan depends on the state's ability to attract and keep a new type of worker. The state will undertake a public relations campaign to bring highly educated, technologically savvy employees into the state. According to Joel Kotkin in his book *The New Geography: How the Digital Revolution is Reshaping the American Landscape*, these young, well-educated workers look for non-traditional living and working spaces in urban centers. Since advances in telecommunications technology have given them more freedom in their work routine, they typically choose to live where their work and personal life can easily blend. They want community interaction—neighborhoods where they can walk to shops, restaurants, movies, and theaters.

A strong historic preservation program will help Michigan develop the type of communities it needs to attract high tech workers. By encouraging investment in historic buildings and protecting their blend of quality



Detroit's rehabilitated Garfield Building, which houses a Rite-Aid, is a preferred alternative to "box" development.

materials and fine craftsmanship, Michigan can retain the beauty and individual character of its communities and make them attractive to investors and workers. Some Michigan cities, such as Grand Rapids, have already shown an understanding of the importance of historic preservation to their future. In 1997, Detroit's Mayor Archer announced a redevelopment plan that encourages lenders and developers to invest in the rehabilitation of historic buildings in downtown Detroit. The success of the Garfield Building, a federal preservation tax credit project, has helped to generate further interest in the rehabilitation of historic structures in the city. One such venture is the New Amsterdam project, an eighty-acre research and technology park under development in Detroit through a cooperative effort between Wayne State University, the General Motors Corporation, and private developers. The park will incorporate historic

commercial and office buildings that will be rehabilitated into lofts for living and workspace and wired for high-speed Internet access. The New Amsterdam Historic District, containing twenty-two historic resources, was recently listed in the National Register of Historic Places and project organizers plan to use preservation tax credits to complete the project.

As seen by the demolition of the Hudson's Building in Detroit for the Campus Martius project, reinvestment in cities does not always positively affect historic resources. City officials and developers often face difficult choices, but historic preservation tax incentives can help encourage developers to make the choice of adapting historic buildings for new uses rather than demolishing them. According to the National Park Service (NPS), the twenty-five year old Federal Investment Tax Credit program is "one of the most successful revitalization programs ever created." Nationally, over the last five years, over 3,000 historic buildings representing more than $4.5 billion in investment qualified for the program. Certified expenses on Michigan's federal historic preservation tax projects for income producing properties totaled $2.8 million in 1999, up from $1.2 million in 1998. This figure is even more impressive when added to the $17.4 million investment in rehabilitation generated by Michigan's newly adopted state preservation tax credit program.

Preservation tax credits can bring new life to old buildings such as the Western Knitting Mills in Rochester.

"FUNDING! FUNDING! FUNDING!
IF IT'S WORTHWHILE
PUT RESOURCES BEHIND IT."

State Level Support Needed for Historic Preservation in Michigan

Historic preservation is an important component of a comprehensive urban reinvestment and open space preservation program. If Michigan truly wants to strengthen its urban centers and create distinctive communities that offer attractive lifestyles and lucrative business opportunities, it must make a commitment to the state's historic preservation program. The state should provide financial incentives and technical assistance to local communities to encourage the preservation of historic resources. Currently, the state provides only minimal support.

According to a recent federal program audit, for the size and population of the state, Michigan's State Historic Preservation Office has one of the lowest staff ratios in its seventeen-state region. With fourteen full-time employees, Michigan is behind Indiana, Ohio, Illinois and Wisconsin, whose staffs range from fifteen to twenty-six employees. The Michigan legislature provides no direct state matching funds for the federal funding it receives in support of the state's historic preservation program. By contrast, the state of Wisconsin recently appropriated over $1 million in state funding for historic preservation. This appropriation was a direct result of a grassroots effort initiated by a group of Wisconsin citizens who realized the importance of preserving their state's historic resources. Michigan's citizens need to encourage the state to create a mechanism that consistently generates funding for historic preservation. One option is a heritage trust, funded by an endowed matching grant

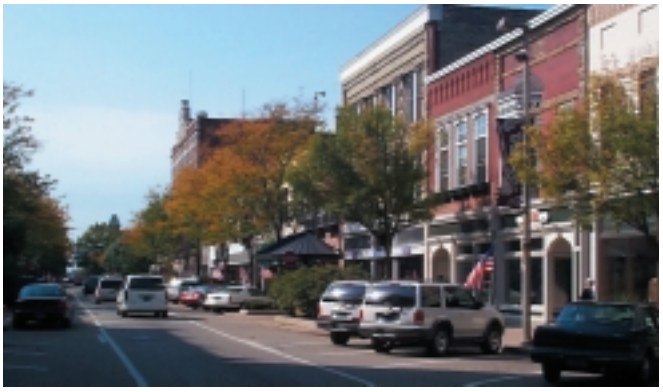
program. Such a program would enable the state to develop historic preservation grant programs, take on the temporary stewardship of historic properties when necessary to protect them, and develop educational programs that encourage investment in historic resources.

The U.S. Congress, recognizing the importance of historic preservation to the development of sustainable communities across the nation, approved the Land Conservation, Preservation, and Infrastructure Improvement Program, which will provide up to $2.4 billion for land conservation and historic preservation programs; of which $12 million is for state historic preservation offices (SHPOs). This, coupled with an increase of $3 million in the annual appropriation for the Historic Preservation Fund, resulted in a total of over $46 million for the nations' state historic preservation offices in fiscal year 2001. A $15 million increase over the 2000 fiscal year funding, the appropriation remains far short of the Historic Preservation Fund's $150 million authorized level. Unfortunately, the latest federal budget proposal does not maintain support for historic preservation at that level and, in fact, proposes to decrease funding to state historic preservation offices. Michigan should not continue to rely solely on federal funding to support its historic preservation program. Consistency in funding levels is the responsibility of our own state government.

"Michigan is missing the boat by not participating in the National Main Street Center's program."

Local Community Development and the Main Street Program

For over thirty years, community development corporations (CDCs) have addressed social and economic problems in local communities. Historically, CDCs have focused their efforts on providing affordable housing for low-income families. Today, CDCs recognize that the availability of local employment opportunities is as important as affordable housing in the creation of viable communities. Thus, CDCs are placing a stronger emphasis on the need to support commercial and industrial initiatives in local communities. The role of the CDC is increasingly one of working with residents, business leaders and government to identify and develop economic initiatives that will return employment opportunities to core downtowns.



Downtown Holland reflects how the Main Street Program fosters community revitalization and builds sustainable communities.

In 1999 the Community Economic Development Association of Michigan (CEDAM) was formed to provide Michigan's CDCs with a unified voice in public policy initiatives. CEDAM will also serve as a vehicle to create partnerships between CDCs and the state's key economic stakeholders such as the Michigan Economic Development Corporation (MEDC) and the Michigan Downtown Finance Association (MDFA). One of CEDAM's goals is to encourage positive reinvestment in the state's small and mid-size downtowns.

To that end, CEDAM supports the establishment of a statewide Main Street Program in Michigan. A state program would enable small communities with limited resources to take advantage of the technical assistance Main Street provides.

The Main Street program is sponsored by the National Trust for Historic Preservation, and offers a structured approach to downtown redevelopment that incorporates design, organization, promotion and economic restructuring. A successful Main Street program fosters self-help in communities and uses a comprehensive,

incremental approach to investment. Main Street's 2000 national reinvestment statistics show that the program generated $15.2 billion in public and private reinvestments in the country's 1,600 Main Street communities and resulted in 79,000 building rehabilitations since 1980. The average reinvestment per community was $9,302,000. Main Street estimates that the ratio of reinvestment in a community is $39.22 reinvested for every $1 spent. To date, thirty-nine states have established successful statewide Main Street Programs.

A number of Michigan communities have established local Main Street programs including Bay City, Holland, Port Huron, and Lansing. In Holland, a development program that includes low-interest loans and free design assistance helps property owners improve their commercial properties, convert upper floors to apartments, and improve the streetscape in the city's core. The program stimulated $43 million in new investment in Holland's downtown. In 2000, Oakland County became the first county in the nation to implement a countywide Main Street program. Initiated by Oakland County Planning and Economic Development Services, three communities are participating in the first round of the inaugural three-year program: Rochester, Royal Oak, and Walled Lake.

"Pursue state legislation requiring all state-funded projects to local governments to pass a historic preservation [review]. State and federal governments must work more closely together ..."

State Funded Redevelopment Initiatives and Michigan's Historic Resources

Over the past five years, the state of Michigan has instituted redevelopment programs that put millions of dollars in funding and tax incentives toward the redevelopment of industrial sites, waterfronts, and economically depressed communities. By encouraging the reuse of previously developed sites with infrastructure systems already in place, these programs help counteract sprawl and reduce the amount of green space and farmland used for industrial development. Some of the major programs launched through this initiative include:

- **Brownfield Redevelopment -** In 1995 the Environmental Protection Agency (EPA) created the Brownfields Economic Redevelopment Initiative to help local communities clean-up brownfields—abandoned or under-used industrial sites—for redevelopment. Michigan's brownfield initiative includes revolving loans, site assessment and site reclamation grants, tax incentives and job training. In a comparative analysis of brownfield redevelopment programs, Michigan leads the nation in innovative brownfield policies.
- **Renaissance Zones -** In 1997, Michigan became the first state in the nation to designate tax-free renaissance zones within selected communities. Currently, there are twenty such zones in Michigan: ten urban, seven rural, and three former military installations. Locations include Battle Creek, Benton Harbor, Detroit, Jackson, Saginaw, Van Buren County, and the western Upper Peninsula.

Inconsistency in state policies can hurt as much as help historic resources.

- **Clean Michigan Initiative -** The Clean Michigan Initiative (CMI) is a $675 million bond issue adopted

by Michigan voters in 1998. CMI has seven objectives, including: brownfield redevelopment and environmental cleanup; protecting and enhancing Michigan's lakes, rivers, and streams; revitalizing local waterfronts; state park improvements; local park enhancement; pollution prevention; and protecting the public from lead hazards. Of the CMI waterfront redevelopment funding, $3 million was earmarked for the rehabilitation of publicly owned lighthouses. Over $33 million was used to rehabilitate state parks in southeastern Michigan.

- **Obsolete Property Rehabilitation Act (Act 146) of 2000 –** This act enables local communities to establish obsolete property rehabilitation districts that can result in property tax exemptions for up to twelve years on commercial properties that undergo rehabilitation.

These state-funded initiatives have encouraged the redevelopment of once abandoned or blighted properties. They are helping to redirect development back to established downtowns. But for Michigan's historic resources, they can act as a double-edged sword. Currently, the effect on historic resources is not considered in the development or implementation of state-funded projects. Thus, there is no identification of historic resources before a state-funded project is undertaken, nor is there a procedure in place to mitigate a project that will adversely affect a significant historic resource. As a result, Michigan's historic resources can be demolished or inappropriately altered with state money. Armories, bridges, lighthouses, railroad sites, millponds, barns, parks, and factory buildings are examples of the resources that have been affected by state-funded projects over the past two years. In some cases, CMI funding supported the rehabilitation and preservation of Michigan's historic resources, but in others it has resulted in their destruction.

Michigan should work toward consistency in state policies that affect the state's historic resources. Cooperative efforts between state and local agencies funding development projects, the State Historic Preservation Office, and local planners and preservationists should be developed to encourage and ensure that historic resources are considered when development projects are undertaken. One option is the creation of a review program for state funded projects similar to the federal Section 106 review required for federal undertakings.

"THE STATE SHOULD ASSIST IN THE DEVELOPMENT OF BUILDING CODES THAT ARE FLEXIBLE ENOUGH TO TAKE INTO ACCOUNT CONSTRUCTION ISSUES THAT ARE OFTEN CONFRONTED DURING HISTORIC REHABILITATION PROJECTS"

State Building Code and Historic Properties

Virginia Park Historic District, Detroit

In December 1999 a new statewide building code was passed. Public Act 245 of 1999 ensures conformity among Michigan communities regarding construction practices, however, it does not effectively address the needs of historic buildings. Standards adopted for modern construction sometimes make little sense for historic resources and result in a loss of material integrity and higher construction costs. Often, interpretation of the building code relative to historic resources is made at the local level and depends on the knowledge and interest of local officials. If Michigan wishes to direct

investment into central cities, it needs a statewide building code for historic buildings as part of its development strategy. Such a code would make the adaptive use of historic buildings more economically feasible for investors and would encourage reinvestment in residential and commercial historic resources. New Jersey adopted a statewide Rehabilitation Code for the renovation and reuse of older buildings in 1997 and within one year rehabilitations increased 60 percent in the city of Newark and 80 percent in Jersey City.

"HISTORIC PRESERVATION SHOULD TIE IN WITH FARMLAND PRESERVATION. IT MAKES NO SENSE THAT WE ABANDON THE URBAN AREAS AND KEEP SPREADING THE SUBURBS OUT FARTHER. MOST HISTORIC BUILDINGS END UP BEING DEMOLISHED THROUGH NEGLECT RATHER THAN REDEVELOPMENT."

Urban Sprawl and Farmland Preservation

No one living in Michigan is unaware of the effects of sprawl. Strip malls, big box stores, gas stations and housing developments are springing up across the state at an alarming rate. Managing this type of growth could be the state's biggest challenge. While most states have 300 to 500 local units of government that engage in planning or zoning activities, Michigan has more than 1,800 such units. In addition, the majority of the state's local planning and zoning enabling laws were adopted prior to 1945 and have not been amended.

In 1992 the Michigan Department of Natural Resource's *Michigan Relative Risk Analysis* report identified lack of land use planning and the degradation of our urban centers as two of the six most pressing issues affecting quality of life in Michigan. Since that time, little has changed. In fact, with the booming economy Michigan

Since 1982 Michigan has lost over one million acres to sprawl development.

enjoyed in the 1990s, development pressure increased.

Since 1982 Michigan has lost 12,634 farms and 1,069,360 acres of farmland, mostly to sprawl development. Over 70 percent of the farmland that has been lost in the state is prime farmland located in Michigan's central and southern counties. In one five-year period (1992-1997) Livingston County alone lost 20,467 acres of farmland. The Southeast Michigan Council of Governments (SEMCOG) forecasts that Livingston County's population will increase 41 percent by the year 2005. SEMCOG also estimates that if current trends continue, all farmland in Wayne and Oakland Counties will be converted to other uses by 2012. Between 1990 and 1999, over 50 percent of the state's population increase occurred in just five of eighty-three counties: Oakland, Macomb, Kent, Ottawa and Livingston. Macomb Township, Macomb County, alone saw an increase of 136.5 percent between 1990 and 2000. According to a report issued by Michigan State University Agricultural Extension in August 1999, the highest farmland losses have occurred in the areas around Grand Rapids, Kalamazoo and Traverse City. Sprawl's legacy is not just the loss of farmland. Large chain store strip developments draw consumers away from local businesses in traditional downtowns resulting in the loss of local revenue. This soon leads to the collapse of a community's traditional economic center and empty buildings downtown, cause for blight and further disinvestments in city cores.

Though Michigan has received high marks for its

ability to attract new business to the state, it has received low marks for land use planning. The Fannie Mae Foundation recently released a report that ranked the Detroit area third in the nation, behind Miami and Atlanta, in sprawl development. The Sierra Club *1999 Sprawl Report* ranked Michigan forty-ninth out of the fifty states in land use planning. The report assessed each state's land use act, statewide growth management standards, implementation legislation, public participation in the planning process, use of impact fees, and regional cooperation in planning efforts. The same report also ranked Michigan 47th in community revitalization practices based on downtown investments, the amount of federal funding received through Community Block Development Grants, the lack of an existing state housing trust fund, and the lack of state funding provided for historic preservation.

Attempts are being made in Michigan to halt the loss of open space and farmland. Michigan has a large number of strong nonprofit land trust and conservancy programs in the state working to preserve open space. Michigan is one of twenty-one states with a state farmland preservation program, and one of seven that has a combination state/local program. In the past, the reaction to Michigan's state farmland protection program has been mixed. While it has helped farmers with tax abatement, it has not targeted the preservation of high-risk farms near sprawl development sites. Only a few farms have qualified to receive funding through the program and the backlog of applications has been large. Time will tell if recent changes in legislation will improve the situation. In June 2000 the Michigan Legislature passed Public Act 262, which moved Michigan's Farmland and Open Space Preservation program from the Michigan Department of Natural Resources to the Department of Agriculture. The act established the Agricultural Preservation Fund and an Agriculture Preservation Board to administer the fund. The Michigan legislature appropriated $5 million to the fund for the year 2000. Other support for the fund will come from recapture taxes on agricultural land that has been converted to non-agriculture use under the newly established Agriculture Property Recapture Act (Public Act 261 of 2000). The legislation's purpose is to encourage farmland protection at the local level by providing grants to local governments to purchase agricultural conservation easements.

"Integrate the preservation agenda with the agenda of other governmental agencies."

Smart Growth and Increased Statewide Coordinated Planning Efforts in Michigan

During the 1970s states such as Vermont and Oregon, concerned about the loss of their natural and historic resources, initiated statewide comprehensive planning efforts to protect those resources. They created land use planning models that were adopted by other states. In the 1990s there was an explosion of interest in statewide comprehensive planning known as Smart Growth. Smart Growth is a direct response to the problems communities face from urban sprawl. It encourages integrated regional planning, compact residential development, and reinvestment in urban cores—all of which preserve green space and farmland. Its purpose is to redirect development to areas with established infrastructures in order to reduce the cost of support services, such as water and sewer. An important component of Smart Growth is its recognition of the connection between development practices and a community's quality of life. Smart Growth supporters stress that good design is crucial for successful development. Individual building scale, a mix of land use and building types, and walkable streets all contribute to a community's sense of place. The reuse of existing resources is emphasized in Smart Growth planning, and historic preservation plays an important role.

While Michigan has not yet committed to a full-scale statewide comprehensive plan, communities

around the state are showing increasing interest in Smart Growth practices.

The cities of Grand Rapids and Kalkaska are working with adjacent townships to create urban service districts (USD). Midland has had one in place since the 1960s. USDs control the extension of public services, such as water and sewer lines, to outlying areas. Sprawl development typically does not occur beyond the boundaries set by such districts.

Peninsula Township in Grand Traverse County is a model for communities that want to preserve their rural heritage. The township used a one-mill tax to purchase development rights on farmland on the Old Mission Peninsula. Pressured by resort development, the township adopted a comprehensive growth-management plan. Other townships, such as Whitewater Township in Grand Traverse County and Alpine Township in Kent County, have also been innovators in adapting Smart Growth planning practices to Michigan.

In September 1999 the Coordinated Planning Act (House Bill 6124) was introduced. The bill calls for coordinated land-use planning among municipalities and state and federal agencies. The purpose of the act is to create "economically and environmentally sustainable communities whose plans are compatible with and consistent with those of abutting communities." In addition to promoting good land-use planning, the act promotes the reuse of existing infrastructures and resources. It integrates historic preservation into the planning process by requiring that proposed projects consider "the character of each community" and the suitability of projects in terms of "the physical features of existing buildings and landscapes in a community." The act would also "promote the quality of building design and improved or preserved community appearance." It has not yet been adopted.

"Encourage awareness of historic preservation in community planning."

Michigan's Highways and Historic Resources

57th Street Bridge, New Richmond, Allegan County

Though transportation funding for the Michigan Department of Transportation (MDOT) has increased significantly since 1997 to over $300 million annually, MDOT expects to undertake far fewer new construction projects over the next ten years. Instead, MDOT's Build Michigan II program, announced in 1997, focuses on investing in the repair of existing roads and limiting the amount of funding spent on new highway construction. This is good news to Michigan residents who see new road construction as a forerunner of urban sprawl. The chain stores, service stations, and restaurants that appear around highway interchanges drain business from established downtowns leading inevitably to the abandonment and deterioration of historic buildings. In recent years, many Michigan communities sought alternative solutions to proposed highway construction projects in their areas. Contested projects that have seen strong citizen opposition include the Petoskey Bypass, a ten-mile highway around one of Michigan's most picturesque resort areas, and the thirty-three mile bypass around Traverse City. Instead of bypasses, these communities have suggested improving existing roadway systems to enable them to handle more traffic while maintaining community appearance and economic viability. Two other highly contested MDOT projects were recently canceled. The U.S. 23 extension from Standish to Alpena in northeast Michigan would have resulted in the loss of significant wetlands and was opposed by the

area's citizens and federal environmental protection agencies. The U.S. 131 expansion between Cadillac and I-75 has been planned since 1951 but was recently deemed incompatible with Michigan's new growth plan.

MDOT is aware of the effect its major construction projects have on historic resources and is working to identify such resources and improve its planning ability. To this end, MDOT:

- Funded the Michigan Historic Highway Bridge Survey that identified more than 1,000 historic bridges on state trunk lines. As a result of the survey, over one hundred of Michigan's historic bridges have been listed on the National Register of Historic Places.
- Funded the development of a statewide agricultural context that will aid local communities in identifying their rural and agriculture resources.
- Participated with the SHPO, the Federal Highway Administration and the Advisory Council on Historic Preservation, in a week-long workshop to assess the review of cultural resources impacted by MDOT projects. The workshop resulted in the adoption of a Programmatic Agreement (PA) between the agencies under which MDOT hired staff to review the impact of projects on cultural resources and implemented an outreach plan that included posting information about Michigan's cultural resources on the MDOT website. As a result, costs associated with the review of projects covered by the PA have been reduced by 50 percent and the SHPO now reviews only 1 percent of these projects. In 1999 the American Association of State Highway Transportation Officials (AASHTO) awarded the SHPO/MDOT cultural resource team with an Exemplary Partnership Award.
- Designated four historic routes through its Heritage Route program: M-125 in Monroe, M-25 in Bay City, I-94 business route in Marshall, and U.S. 12 through Saline. Heritage routes can also be designated for scenic or recreational significance. Woodward Avenue's heritage route designation recently led to a grant of $268,000 by the Federal Highway Administration to the Woodward Avenue Heritage Management Team to create a tourism plan for the twenty-eight mile corridor.

In addition, the Transportation Equity Act (TEA-21) funded projects administered by MDOT have provided millions of dollars in funding to Michigan's communities for beautification, historic preservation, transportation museums and alternative transportation projects. Projects funded with TEA-21 have included the restoration of historic brick streets in the village of Calumet; the stabilization of the National Historic Landmark, the *S. S. City of Milwaukee* railroad car ferry; and the renovation of and addition to the Ypsilanti Automobile Heritage Museum.

> "Be as proactive as possible, [don't be] hesitant to step out in front of an issue."

Neighborhood Schools

The National Trust for Historic Preservation has identified the loss of historic neighborhood schools as an issue of national importance. Michigan is not immune to the problem. The city of Royal Oak, for example, recently announced a proposal to demolish eleven of its historic elementary schools and replace them with modern structures. There are plans to demolish Cass Technical High School in Detroit. Built in 1861, the school is a prominent Detroit landmark and the alma mater of many of the city's most distinguished and successful citizens.

Retaining good schools in historic neighborhoods is vital to a neighborhood's continued stability. These schools provide a focal point and serve as a center of interaction between children and parents of the neighborhood. America's historic school buildings are being hard hit by the concept that "old is bad, new is good."

The National Trust for Historic Preservation recently placed America's historic neighborhood schools on its list of the nation's eleven most endangered places and sponsored the publication of the report, *Why Johnny Can't Walk to School*. According to the report, national, state and local policies encourage the development of new schools at the edge of communities and the abandonment of older existing schools in established neighborhoods. For example, the Council of Educational Facility Planners International (CEFPI) established national guidelines that recommend that an elementary school be constructed on ten acres of land with one additional acre of land for every hundred students. Thus, to build a new school with a population of four hundred students would require fourteen acres of land. Existing schools in urban areas typically occupy only two to eight acres of land. The report also indicates that state and local funding policies often encourage deferred maintenance on older schools resulting in their deterioration over time.

The recent defeat of major school bond issues in the cities of Grand Rapids and Lansing may indicate a new trend in our approach to local schools and municipalities may have to reevaluate funding allocations. How this will affect older schools is uncertain. They could become the victims of neglect or they could benefit from renovation and updating. Even if they are renovated, there is no guarantee that their historic character will be preserved. In Michigan, the School Building Construction Act, Public Act 306 of 1937, gives "sole and exclusive jurisdiction" for school building construction or remodeling to the superintendent of public instruction. Thus, school construction and renovation plans are not subject to regulation—even under local historic district ordinances.

Michigan's Aging Inner Ring Suburbs

The aging of inner ring suburbs in Michigan's major cities is a serious issue. Inner ring suburbs were built from the 1940s through the 1960s typically in response to the housing shortages following World War II. As these homes age, homeowners are following the same pattern as their parents and seeking larger, newer homes in suburbs beyond the inner ring. The biggest impact has been seen in southeast Michigan in the suburbs around Detroit. Census data show an increase between 1990 and 1999 of 119.9 percent in the number of households located in Macomb County, just north of Detroit. According to the Southeast Michigan Council of Governments (SEMCOG), new house construction in southeast Michigan rose from 12,075 in 1994 to 15,747 in 1997. While some communities, like Canton Township, are attempting to manage growth with high-density New Urbanism developments like Cherry Hill, most of the new development is simply sprawling across farmland. Inner ring suburbs developed in the 1960s averaged 3.8 dwellings per acre, while 1990s suburbs average less than one dwelling per acre.

Another concern for residents of inner ring suburbs is the teardown/bigfoot syndrome. A teardown occurs when the lot is worth more than the house itself. For example, a two-bedroom, nine hundred-square-foot frame house on a lot in a Detroit suburb may sell for over $100,000 in today's housing market. The house itself is worth little to the purchaser, who buys the property with the intent of tearing down the house and building a replacement with almost three times the square footage at twice the cost—a bigfoot. U.S. census data show that the average single family home has increased in size from 1,500 square feet in 1971 to over 2,100 square feet today.

Ironically, teardowns most often occur in communities that have managed to retain their small town character. According to an article in the *Chicago Tribune*, "towns with teardown activity are typically centered by a Main Street business district, instead of being littered with strip malls." What people don't realize is that such teardowns destroy what attracted them to the community in the first place. Urban teardowns often result in a cycle of deterioration within a neighborhood. Property owners of adjacent small houses lose interest in making improvements. These properties then become the prime targets for purchase and teardown.

According to an article by Jennette Smith in the

August 7, 2000, *Crain's Detroit Business*, the Michigan communities suffering most from the teardown/bigfoot syndrome are Birmingham, Rochester, Plymouth, West Bloomfield Township and Bloomfield Township. The planning and zoning boards in these municipalities are struggling to deal with this phenomenon. Regulating the floor-to-area ratio of new homes is one solution communities are using to control the problem. The adoption of local historic district ordinances in these communities could also serve as a strong tool for preserving character while enabling homeowners to take advantage of the state preservation tax credit.

Another problem affecting inner ring suburbs is that many people do not regard the homes in these communities as worthy of preservation. Most people understand the importance of preserving a high style Victorian home; far fewer can see why a small two-bedroom Cape Cod or an architect-designed ranch house built at the conclusion of World War II should be saved. The housing in suburban Detroit resulted from the city's greatest period of growth when automobile plants were converted for war production. The subdivisions and neighborhoods built after 1950 symbolize the post-war boom in the automobile industry. These resources, such as Lathrop Village or Huntington Woods, are just now coming of age for listing in the National Register of Historic Places and qualification for the federal and state tax credits. Educating Michigan's citizens on the significance of these historic resources and their place in the history of our state should be a top goal for the next five years, before the integrity of these neighborhoods is lost forever.

"Teach state history in the schools. Get kids involved. Start preservation societies from middle schools through graduate level. Kids will get their parents involved."

A Strong Need for Historic Preservation Education

Since the establishment of the state historic preservation tax credit in 1999, a whole new audience of citizens and local officials has become interested in the creation of local historic districts. Often, they have little knowledge of historic preservation and the planning tools it offers. Residents in potential districts are unfamiliar with Michigan's local historic district act, the process of creating a historic district, how a historic district commission works, and the responsibilities of a property owner in a historic district. Many residents are still unaware that historic preservation tax incentives are available to them. City councils and local planning offices lack knowledge of how local historic districts can be used to manage change in their communities. While many communities are interested in preserving their character and enabling residents to participate in historic preservation tax programs, they are hampered by individuals who fear that local district designation will result in too much interference by government and purported restrictions on their property rights. Preservation advocates need to be able to respond to these fears. It is important to identify the different audiences and their needs and to develop a proactive education effort that will foster each group's understanding of how local historic districts can benefit the group and the community.

MICHIGAN'S HISTORIC PRESERVATION GOALS AND OBJECTIVES

2001-2006

The results of the public participation survey conducted by the State Historic Preservation Office in 1999 showed that 90 percent of the respondents agreed that the reuse of historic resources is a viable alternative to new construction and that the preservation of a community's historic resources 1) furthers the quality of life and 2) increases economic well being in the community. Only 15 percent said that preservation restricts state and local economies by impeding land use.

According to survey respondents, the three most critical issues affecting Michigan's historic resources are:

- Land use planning and zoning laws that promote sprawl;
- Lack of awareness of the value of historic resources and the benefit of historic preservation; and
- Insufficient economic incentives to preserve the state's historic resources.

The finding that over 85 percent of the respondents regard new construction as the greatest threat to historic resources and that 75 percent consider the cost of preservation to be one of the greatest threats to the state's historic resources supports this.

The goals and objectives presented here are the result of the 1999 public participation survey and a planning workshop of preservation professionals conducted in the fall of 2000. Both groups reviewed the goals and objectives from the last planning cycle to determine their continued relevance, agreed they accurately reflect the preservation needs for the state, and ranked increased public knowledge of preservation and its benefits as the top goal for historic preservation in Michigan. The planning workshop resulted in the creation of a mission statement, the refinement of the goals, and the addition of two new goals, goals 6 and 7 listed below. The goals are presented in order of the importance assigned them by the workshop participants. The new objectives and tasks were identified through both the public survey and the workshop.

The goals are the desirable long-term outcome for historic preservation in Michigan; the objectives and tasks suggest short-term strategies that can be undertaken to achieve the goals. The list is not all-inclusive. Each individual, organization or agency should determine how it could best contribute to the preservation of the state's historic resources by including these goals within the framework of their work plans.

Mission: To protect Michigan's historic resources and integrate them into the future of the state.

GOAL 1: Increase public knowledge, understanding, and appreciation of Michigan's historic resources and the benefits of their preservation.

1. Market and promote historic preservation at the state level
    a. Conduct a study to identify the target audiences for preservation in government, planning, education, real estate, development and other fields and develop a plan to best provide historic preservation information to each identified audience
    b. Expand public understanding and appreciation of historic preservation in Michigan by undertaking a major public relations campaign that highlights preservation successes
2. Increase awareness of historic preservation outside the field of historic preservation

a. Publicize and promote the benefits of and incentives for historic preservation
b. Identify ways to regularly communicate preservation activities via newspapers, television, trade publications and other media
c. Increase activities that promote historic preservation during National Historic Preservation Week, Michigan Week and Michigan Archaeology Week
d. Create awards programs to honor businesses and individuals for outstanding preservation efforts
e. Make preservation publications and materials more readily available to the general public
f. Hold regional seminars on preservation issues across the state
g. Encourage museums and historical societies to incorporate historic preservation in their exhibits and programs
h. Create videos that highlight Michigan's architectural history

3. Promote successful preservation projects
   a. Develop case study publications of successful and unsuccessful preservation efforts that will serve as guides for other communities, agencies, or organizations
4. Increase Historic Preservation Education
   a. Develop training programs for municipal leaders, planning officials, building inspectors, and legislators on the principles, tools, and benefits of historic preservation
   b. Improve internet and electronic access to preservation information
   c. Simplify the manner in which historic preservation materials are presented to the public
   d. Conduct education sessions with strong visuals to show citizens they have a choice in how their community develops
   e. Develop education programs about historic preservation principles and incentives for professional groups like realtors, bankers and developers
   f. Work with local community colleges to develop technical training and hands-on restoration programs for contractors to encourage the widespread use of preservation construction techniques to make them more cost effective
   g. Reach out to colleges and universities with history, architecture, planning, and landscape architecture programs to increase awareness of historic preservation
   h. Partner with colleges and universities to develop programs on how to research and document historic resources
   i. Build on the local history taught in K-12 programs to incorporate historic resources and basic historic preservation principles
   j. Encourage the establishment of historic preservation societies in middle and high schools
   k. Tie historic preservation into the community history component of established programs such as scouting, 4-H clubs, etc.

GOAL 2: Use historic preservation to promote community revitalization, economic development, and effective land use planning

1. Conduct a statewide study of the economic and social benefits of historic preservation
2. Integrate historic preservation into local and regional planning and economic development programs
3. Make historic resource survey data more accessible to local and state planning agencies and consultants through Geographic Information Systems (GIS)
4. Institute a statewide Main Street Program following other states and the National Trust for Historic Preservation model
5. Promote the use of heritage tourism as an economic development tool
6. Support legislation that promotes land use planning
7. Increase partnerships with land use management organizations and nature conservancies to preserve farmland and green space and to direct development

back to established urban centers

8. Increase advocacy with local park boards for restoration of historic parks

GOAL 3: Protect Michigan's historic resources

1. Develop cooperative relationships with state and local agencies funding development projects to encourage and ensure that historic resources are considered in project development and implementation
2. Develop a state level stewardship organization that would advise local and non-profit organizations on the acquisition or transfer of historic properties and the development of protective covenants and easements
3. Adopt a state building code for historic resources
4. Advocate legislation that would provide legal protection for National Register or State Register listed resources
5. Improve procedures to facilitate the review of federally funded projects under Section 106 of the NHPA

GOAL 4: Identify and document Michigan's historic resources and their contexts

1. Develop an inter-organizational framework for the systematic identification and documentation of Michigan's historic resources
2. Increase survey activity, funding for surveys, and outreach to areas that are under- surveyed or at risk
3. Improve the collection of and access to historic and archaeological resource survey data through the use of electronic data collection and management systems
4. Develop statewide historic contexts for significant themes in Michigan's history
5. Develop training workshops in survey techniques for locally based organizations or student groups
6. Increase awareness of the significance of post World War II resources and increase survey and documentation of these resources

GOAL 5: Achieve fuller funding for historic preservation

1. Establish a state level endowment fund for historic preservation
2. Secure state funding and staff for the State Historic Preservation Office to match Historic Preservation federal grant funds
3. Increase the funding and staff for the Michigan Historic Preservation Network, the state's largest non-profit historic preservation organization, to expand outreach, education, and fund-raising activities
4. Work to establish a statewide revolving fund
5. Promote the establishment of seed grants for local preservation projects including planning and "bricks and mortar" projects
6. Work with charitable foundations to encourage the inclusion of historic preservation in their fundable activities
7. Increase local financial incentives, such as tax credits or loan programs, for property owners in historic districts

GOAL 6: Increase incentives for and remove barriers to the preservation of Michigan's historic resources

1. Establish tax abatements for historic preservation projects
2. Train building officials and fire marshals to work with historic resources
3. Empower historic district commissions to negotiate with building officials to interpret codes
4. Identify policy and legislation at the state and local levels that encourage sprawl development and seek to implement solutions for better land use planning
5. Identify special interest groups that benefit or inhibit historic preservation
6. Encourage the adoption of the U.S. Secretary of the Interior's Standards for Rehabilitation as the

basis for the preservation and adaptive use of all historic resources

GOAL 7: Build alliances with diverse interest groups to promote historic preservation.

1. Partner with planning, conservation, land use organizations and other state and local agencies
2. Encourage a strong advocacy effort at the state and local levels to educate elected officials about historic preservation and the state's historic resources
3. Include students in preservation education efforts
4. Develop supportive relationships with minority groups
5. Promote and market preservation as a vehicle to increase state tourism
6. Facilitate a method of regular communication among groups interested in historic preservation
7. Develop a closer working relationship with the Michigan legislature
8. Foster and support local historic preservation organizations

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APPENDIX A

THE MICHIGAN HISTORICAL CENTER

The Michigan Historical Center is part of the Department of History, Arts and Libraries (HAL) created in July 2001. Under the direction of Dr. William M. Anderson, HAL merges the responsibilities of the Library of Michigan, the Mackinac Island State Park Commission, the Michigan Council for Arts and Cultural Affairs, the Michigan Office of Film and Television Services, the Michigan Historical Commission and the Michigan Historical Center.

The mission of the Michigan Historical Center is to preserve and interpret Michigan's past and help people discover and enjoy Michigan's heritage. The center has five divisions: the Michigan Historical Museum System, the State Archives of Michigan, *Michigan History Magazine*, the Office of the State Archaeologist, and the State Historic Preservation Office.

The State Historic Preservation Office

Michigan's State Historic Preservation Office (SHPO) was established during the late 1960s, following passage of the National Historic Preservation Act of 1966. The SHPO's main function is to provide technical assistance to local communities in their efforts to identify, evaluate, designate, and protect Michigan's historic resources. The SHPO also administers an incentives program that includes state and federal tax credits and pass-through grants available to Certified Local Governments. The SHPO works closely with the Office of the State Archaeologist (OSA) to accomplish its goals. The SHPO is led by the state historic preservation officer, who is designated by the governor to carry out provisions of the Historic Preservation Act of 1966, as amended. The SHPO's programs are funded through a Historic Preservation Fund (HPF) grant, an annual federal matching grant administered by the National Park Service.

Office of the State Archaeologist

The Office of the State Archaeologist (OSA) records, interprets, and protects Michigan's archaeological sites. In Michigan, the OSA plays a vital role in the State Historic Preservation Office's federal programs. The OSA conducts archaeological review and compliance for the SHPO; compiles, updates, and maintains all archaeological survey and identification data; curates archaeological collections from state land as well as those generated by review and compliance projects; reviews sub-grant applications for archaeological projects and assists in the management of those projects; prepares national register nominations for archaeological sites; and participates in planning activities.

Two advisory boards assist the SHPO in its work:

- **The Michigan Historical Commission** is appointed by the governor and advises the Department of History, Arts and Libraries on a wide range of issues relating to Michigan's history. Its historic preservation duties include review and approval of the placement and wording for historical markers and review and comment on local historic district study committee reports.
- **The State Historic Preservation Review Board** recommends nominations for the National Register of Historic Places for submission to the National Park Service. It also reviews and comments on historic district study committee reports for proposed local historic districts and hears appeals on local historic district commission decisions. Review board members include archaeologists and historic preservation professionals appointed by the state historic preservation officer.

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State Historic Preservation Office

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APPENDIX B

SELECTED HISTORIC PRESERVATION INTERNET RESOURCES

Advisory Council on Historic Preservation	www.achp.gov
Automobile National Heritage Area	www.autoheritage.org
Michigan Department of History, Arts and Libraries	www.michigan.gov/hal
Michigan Historical Center	www.michiganhistory.org
Michigan Sites On-Line	www.michiganhistory.org
Michigan State Historic Preservation Office	www.michiganhistory.org
Michigan Historic Preservation Network	www.mhpn.org
National Conference of State Historic Preservation Offices	www.sso.org/ncshpo
National Trust Main Street Program	www.mainst.org
National Trust For Historic Preservation	www.nationaltrust.org
National Park Service - Links to the Past	www.nps.gov
Transportation Enhancement Activities (TEA-21)	www.mdot.state.mi.us/programs/enhance
Economic Development	
Citizens Research Council of Michigan	www.crcmich.org
Education	
Center for Understanding the Built Environment (CUBE)	www.cubekc.org
Teaching with Historic Places	www.cr.nps.gov/nr/twhp
The Heritage Education Network	www.mtsu.edu/~then
Land Use	
Land Information Access Association	www.liaa.org
Land Trust Alliance	www.lta.org
Michigan Land Use Institute	www.mlui.org
Rails to Trails Conservancy	www.railtrails.org
Scenic Michigan	info@scenicmichigan.org
The Nature Conservancy	www.tnc.org
Urban Land Use Institute	www.uli.org
Legislation	
Federal Historic Preservation Case Law	www.achp.gov/book/TOC2.html
National Conference of State Legislatures	www.ncsl.org
NCSHPO/NCSL State Historic Preservation	www.ncsl.org/programs/arts/statehist_intro.htm
Michigan Legislature Website	www.michiganlegislature.org

Lighthouses

Great Lakes Lighthouse Keepers Association	www.gllka.com
Lighthouse Preservation Society	www.mayday.com/lps/index.htm
Michigan Lighthouse Project	www.mhpn.org/third.htm
National Lighthouse Center and Museum	www.lighthousemuseum.org
National Park Service Maritime Initiative	www.cr.nps.gov/maritime/nmi.html

Planning

American Planning Association	www.planning.org
Cityscape Detroit	www.cityscapedetroit.org
Michigan Association of Regions	www.miregions.org
Michigan Society of Planning	www.planning.mi
Planning and Zoning Center	www.pzcenter.com
Smart Growth Network	www.smartgrowth.org
Southeast Council of Michigan Governments (SEMCOG)	www.semcog.org

Rural Preservation

American Farmland Trust	www.farmland.org
Barn Again!	www.barnagain.org
Barn Preservation Tools	www.state.nh.us/nhdhr/barn.html.
Michigan Agricultural Heritage Project	museum.cl.msu.edu/ (Statewide Programs)
Michigan Barn Preservation Network	www.museum.msu.edu/mbpn
Michigan State University Extension	www.msue.msu.edu
Rural Heritage Program	www.ruralheritage.org
Rural Development Council of Michigan	www.ruralmichigan.com
The Barn Journal	www.museum.msu.edu/barn

Sprawl

Cyburbia	www.cyburbia.org
Sprawl Watch	www.sprawlwatch.org/frames.html
Sierra Club	www.sierraclub.org

Technical Assistance & Training

National Alliance of Preservation Commissions	www.arches.uga.edu/~napc
National Center for Preservation Technology and Training	www.ncptt.nps.gov
National Preservation Institute	www.npi.org

Videos & Speakers

Michigan Humanities Council	www.mihumanities.h-net.msu.edu

APPENDIX C

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Distinctive historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.